Karen Johnson Davidson County
Batch# 887244 DEEDQC
07/11/2022 03:34:51 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220711-0079637

This Instrument Prepared by:
MARTIN A. KOOPERMAN
Attorney at Law
603 Woodland Street
Nashville, TN 37206-4211
(615) 259-1214

NOTE: THIS TRANSFER IS EXEMPT FROM TRANSFER TAXES PURSUANT TO T.C.A. § 67-4-409(A)(3)(G).

This firm did not conduct a title search, issue a title opinion letter, or issue the title insurance regarding the sale of this property.

QUITCLAIM DEED FROM THE PERSONAL REPRESENTATIVE OF THE ESTATE OF MONICA N. SLATER

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
MATTHEW T. SLATER 6009 Robertson Rd Nashville, TN 37209	MATTHEW T. SLATER 6009 Robertson Rd Nashville, TN 37209	91-9-76; 91-10-69; 91-10-178; 91-10-179;

FOR AND IN CONSIDERATION of no monetary consideration, MONICA N. SLATER died on October 27, 2021, leaving a Holographic Will. The Estate was admitted to probate on January 14, 2022 in the Probate Court for Davidson County, Tennessee, Docket No. 22P73. MATTHEW TODD SLATER has been appointed as Personal Representative of the ESTATE OF MONICA N. SLATER. The Personal Representative is duly qualified. All debts of the Decedent have been paid. The Bureau of TennCare has issued a Release. The Personal Representative, by signing this Quitclaim Deed releases any right the Personal Administrator has to recover this property in the event of the subsequent insolvency of this Estate. In accordance with the intestate succession, MATTHEW TODD SLADER, as Personal Representative of the Estate of MONICA N. SLATER ("Grantor"), quitclaims to MATTHEW TODD SLATER ("Grantee"), in equal shares, all right, title and interest in the following described real estate in Davidson County, Tennessee:

(See Exhibit "A" attached hereto and incorporated by reference).

BEING the same properties conveyed to Monica N. Slater by deed from Monica N. Slater (f/k/a Monica N. Mann), Melissa L. Haney (f/k/a Melissa L. Mann), Margarett M. Kimble (f/k/a Margarett M. Mann a/k/a Magaret M. Mann), and Mitchell G. Mann as successor Co-Trustees of the Billy G. Gann and Nancye Lee Mann Family Trust created by Declaration of Trust dated June 26, 2007 of record in Instrument 20170427-0041662, Register's Office for Davidson County, Tennessee.

This is improved properties known as 6011, 5704, and 5706 Robertson Avenue(s) and 5513 Rome Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever. Grantor covenants that he is lawfully seized and possessed of said land in fee simple, have a good right to convey it and that the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds himself and his successors and legal representatives to warrant and forever defend the title to said land to the Grantee, his heirs and assigns, against the lawful claims of all persons claiming under the Grantor. Wherever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF I have hereunto set my hand on this the 11 day of JULY, 2022.

Martha Todd Slater PERSONAL REP
MATTHEW TODD SLATER
Personal Representative of the
Estate of MONICA N. SLATER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Personal Representative, **MATTHEW TODD SLATER**, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that he is the Personal Representative of the Estate of MONICA N. SLATER, and that as such Personal Representative, he executed the within Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of July MAK, 2022.

MARTIN A. KOOPERMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY SEAL

Martin A. Kooperman
NOTARY PUBLIC
My Commission Expires: 3/7/23

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Martha Todd Slater
AFFIANT

Sworn to and subscribed before me this 11th day of July MAK, 2022.

Martin A. Kooperman
NOTARY PUBLIC
My Commission Expires: 3/7/23

MARTIN A. KOOPERMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY SEAL

EXHIBIT "A"

TRACT 1:
6011 ROBERTSON ROAD, NASHVILLE, TN 37209 MAP 091-09-0-076

Land in Davidson County, Tennessee, being the Westerly 55 feet of Lot No. 10 and the Easterly 5 feet of Lot No. 11 on the Plat of T.M. Nall's Subdivision of Lots No. 18, 19, and 20 of the B.F. Cockrill Farm, as of record in Book 421, Page 63, Register's Office for said County.

Said parts of Lots Nos. 10 and 11 front together 60 feet on the Southerly side of Robertson Street and run back between parallel lines 217.8 feet to a dead line.

TRACT 2:
5704 ROBERTSON ROAD, NASHVILLE, TN 37209 MAP 091-10-0-178

Land in Davidson County, Tennessee, being parts of Lots 41 and 42 on the Plan of B. F. Cockrill Farms, of record in Book 161, pages 134 and 135, said Register's Office, described as follows:

Beginning at a point in the center line of Robertson Avenue 316 feet east of the southwest corner of Lot No. 41; thence northerly parallel to the line between Lots 41 and 42, 175 feet to an alley; thence with the margin of said alley, easterly 50 feet to a point; thence southerly 175 feet to the center line of Robertson Avenue; thence with the center line of the same westerly 50 feet to the beginning.

TRACT 3:
5706 ROBERTSON ROAD, NASHVILLE, TN 37209 MAP 091-10-0-179

Being part of Lot 41 on the Map of Subdivision of the B. F. Cockrill Farm, as of record in Book 161, Pages 134 and 135, Register's Office for Davidson County, Tennessee, described as follows:

Beginning in the center of Robertson Avenue 266 feet easterly from the corner of Lots Nos. 40 and 41; thence with the center of said Avenue, eastwardly 50 feet; thence northwardly and parallel with the line between Lots Nos. 40 and 41, 175 feet to the southerly margin of a 12-foot alley; thence with said alley, westwardly 50 feet; thence southwardly 175 feet to the beginning.

TRACT 4:
5513 ROME AVENUE - MAP 091-09-0-069

Being Lot No. 90 on the Plan of Urbandale, Section1, as of record in Book 1835, Page 45, Register's Office for said County, described as follows:

Beginning on the westerly margin of Hite Street at the corner of Lots Nos. 89 and 90; thence with the line between said two lots westwardly 96 feet to the corner of Lots Nos. 89, 90 and 91; thence with the line between Lots Nos. 90 and 91 northwardly 74.9 feet to the southerly margin of Rome Avenue; thence with the said Avenue eastwardly 76 feet to the beginning of a curve; thence around said curve with a radius of 20 feet southeastwardly 32.42 feet to the westerly margin of Hite Street; thence with said Street southwardly 54.9 feet to the beginning.