Karen Johnson Davidson County
Batch# 889278 DEEDQC
07/14/2022 03:04:22 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220714-0081154

THIS INSTRUMENT PREPARED BY:

LAW OFFICE OF DAVID A. CHILDRESS
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

THIS CONVEYANCE IS EXEMPT FROM THE TRANSFER TAX UNDER T.C.A. SECTION 67-4-409(a)(3)(D)

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Ashley Cavazos, Trustee 716 Ebenway Drive Nashville, TN 37205	New Owner	Tract 1: 130-05-0-067.00 Tract 2: 104-15-0-280.00 Tract 3: 116-16-0-003.00 Tract 4: 130-03-0-072.00

ESTATE QUITCLAIM DEED

KNOW ALL PERSONS by these presents that TARA E. CAVAZOS, as Executrix of the Estate of Gary D. Cavazos, deceased (the "Decedent"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the distribution of the estate of the Decedent pursuant to the Decedent's Last Will and Testament which was duly admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division (Docket No. 21P-1999), hereby remises, releases and quitclaims unto ASHLEY CAVAZOS, as SUCCESSOR TRUSTEE of the T/U/W OF GARY D. CAVAZOS, the trustee's successors and assigns, with full power to convey, sell, mortgage, lease and otherwise transfer or encumber without the joinder or consent of any beneficiary, all of the right, title and interest of the Decedent and the Decedent's estate (being a 95% interest as a tenant in common) in and to certain tracts or parcels of land situated in Davidson County, Tennessee (the "Properties"), more particularly described in EXHIBIT "A" hereto and incorporated herein by reference.

This instrument and the interest hereby released and quitclaimed are subject to the same limitations, restrictions and encumbrances as may affect the Properties.

This description is prepared from information furnished to the preparer without the benefit of a title examination; and no representation as to the accuracy thereof is made, intended or to be implied. The preparer of this instrument makes no representation as to the status of the title of the Properties.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 16 day of June 2022.

Estate of Gary D. Cavazos

TARA E. CAVAZOS
Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, TARA E. CAVAZOS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the court appointed Executrix for the Estate of Gary D. Cavazos and that she as such Executrix, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing her name as Executrix.

WITNESS my hand, at office, this 16th day of June 2022.

Notary Public

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/9/2023

Exhibit "A"
(to Estate Quitclaim Deed)

Legal Descriptions

Tract 1 – Map and Parcel 130-05-0-067.00:

Land in Davidson County, Tennessee, being Lot No. 20, Block G, on the Map of Second Revised Highlands of Belle Meade No. 2, as shown on plat of record in Book 1130, Pages 71 and 72, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING improved property known as 125 Gilman Avenue, Nashville, Tennessee 37205.

Tract 2 – Map and Parcel 104-15-0-280.00:

Land in Davidson County, Tennessee, being the easterly 50 feet of the westerly 100 feet of the northerly 192 feet of Lot No. 36 on the Plan of Belair, as of record in Book 332, Page 6, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING improved property known as 2613 West Linden Avenue, Nashville, Tennessee 37212.

Tract 3 – Map and Parcel 116-16-0-003.00:

Land in Davidson County, Tennessee, being part of Lot 1 on the Plan of the subdivision of Henry Compton Lands, of record in Plan Book 2, Page 58, Chancery Court at Nashville, and being part of the easterly part of Lot 4 on the unrecorded plan of Fred Webber's Subdivision and described according to survey by William C. Parrish, Engineer, October 23, 1954, as follows:

Beginning at an iron pin in the west margin of Webber Street, or Dorcas Drive, 384 feet south of an iron pin at the beginning of a curve, where Webber Street or Dorcas Drive intersects Abbott Martin Road, said point being the southeast corner of the lot conveyed to Ira T. Adams, and wife, by deed in Book 2275, Page 83, said Register's Office; thence along Adam's south line, westerly 250 feet to an iron pin; thence southerly 112 feet to an iron post, the northwest corner of the property conveyed Ivo A. Burton, by deed in Book 2090, Page 122, said Register's Office; thence with Burton's north line, easterly 250 feet to an iron pin in the westerly margin of Webber Street, or Dorcas Drive; thence with the margin of the same, northerly 112 feet to the beginning.

BEING improved property known as 3921 Dorcas Drive, Nashville, Tennessee 37215.

Tract 4 - Map and Parcel 130-03-0-072.00:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of the Revised Subdivision of Royal Oaks, Section "A", of record in Book 1424, Page 55, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING improved property known as 634 Royal Oaks Place, Nashville, Tennessee 37205.

Tract 1, Tract 2, Tract 3 and Tract 4 being four of the five tracts conveyed by Quitclaim Deed from TARA E. CAVAZOS (also known as Tara Elizabeth Cavazos) and GARY D. CAVAZOS to GARY D. CAVAZOS, a Ninety Five (95%) interest and to TARA E. CAVAZOS, a Five (5%) interest, dated November 6, 2009, of record in Instrument No. 20091113-0104583, Register's Office for Davidson County, Tennessee.