

My Commission Expires:
December 8, 2024

No Title Search was performed in the preparation of this Quitclaim Deed

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me, this 5th day of August, 2022.

Notary Public

My commission expires:_____

THIS INSTRUMENT PREPARED BY
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 900299 **DEEDWARR**
08/08/2022 10:15:01 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20220808-0089835

EXECUTOR DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
David L. Condra 3027 New Natchez Trace Nashville TN 37215	**New Owner**	117-02-56

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

David L. Condra, Personal Representative of the Estate of Helena E. Condra, David L. Condra Beneficiary of the Estate of Helena E. Condra, and David L. Condra, an unmarried person,

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

David L. Condra, an unmarried person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 10 on the Resubdivision of Lot 10 and part of Lot 11 of A Development of Stokes Tract, recorded June 19, 1980, of record in Book 5190, page 422, Register's Office for said County, and more particularly described according to a survey done by Barry Greer and Associates, Registered Land Surveyors, as follows:

Beginning at a point in the west right of way of New Natchez Trace, said point being 420.0 feet northerly, as measured along said right of way, from its intersection with the north right of way of Golf Club Lane, and proceeding as follows: Leaving said right of way of New Natchez Trace, North 85°56' West, 165.95 feet to a point; thence North 03°28' East, 99.38 feet to a point; thence South 85°22' East 30.16 feet to a point; thence North 07°30' East, a distance of 90.27 feet to a point; thence South 61°22 East a distance of 191.18 feet to a point in said right of way; thence with said right of way in a southerly direction with the curve to the left having a radius of 270.24 feet a distance of 119.08 feet to the beginning.

Being the same property conveyed to David L. Condra and wife, Helena E. Condra, as tenants in common, by Quitclaim Deed from William E. Blackstone, Trustee, further being the same property conveyed to William E. Blackstone Trustee by David L. Condra and wife, Helena E. Condra of record in Instrument No. 20051209-0148528, dated November 30, 2005, and recorded on December 9, 2005, said Register's Office.

Helena E. Condra having died November 27, 2021. Her interest in the subject property having passed to David L. Condra as the Beneficiary of the Estate of Helena E. Condra. The Last Will and Testament of Helena E. Condra, being filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Case No. #22P107, directed the subject property to be administered as part of the Estate, subject to the control of the Personal Representative, David L. Condra.

Grantor executes this Deed pursuant to the authority granted to the Personal Representative to convey real property as contained in the Will of Helena E. Condra of record in Case No. #22P107, Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Grantor executes this Deed in his individual capacity and as the Heir of the Estate of Helena E. Condra.

This Conveyance is subject to any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record. However, this conveyance is made without the benefit of a title search.

This is improved property known as 3027 New Natchez Trace, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that GRANTOR, in his capacity as PERSONAL REPRESENTATIVE (and not individually) is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and that GRANTOR, in his capacity as PERSONAL REPRESENTATIVE (and not individually) does further covenant and bind himself to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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/our hand(s) this 2nd day of August, 2022.

Estate of Helena E. Condra

David L. Condra, Personal Representative

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David L. Condra, Personal Representative of the Estate of Helena E. Condra, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes contained therein, being authorized to do so by the terms of the Last Will of Helena E. Condra.

Witness my hand, at office, this 2nd day of August, 2022

Notary Public

My Commission Expires: 9/25

SCOTT PILKINTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

David L. Condra, Beneficiary of the Estate of Helena A. Condra

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **David L. Condra**, Heir of the Estate of Helena E. Condra, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes contained therein, being authorized to do so by the terms of the Last Will of Helena E. Condra.

Witness my hand, at office, this 2nd day of August, 2022

Notary Public

My Commission Expires: 9/25

SCOTT PILKINTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

David L. Condra, Individually

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named David L. Condra, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 2nd day of August 2022.

SCOTT PILKINTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 9/25