Karen Johnson Davidson County
Batch# 920638 DEEDQC
09/23/2022 08:45:39 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220923-0105659

This Instrument Prepared by:
J. BLAKE FREEMAN, ATTORN
323 Emery Drive
Nashville, TN 37214-3113

PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES

EXECUTOR QUITCLAIM DEED

Address of New Owners:	Sent Tax Bill To:	Map & Parcel No.
Lesia K. Latanation 2000 Lebanon Rd. Nashville, Tn 37210	New Owner	95-9-19

WHERE AS, John W. Lunn owned and held an interest in certain real property located in Davidson County, Tennessee, as more particularly described below; and

WHERE AS, John W. Lunn died on February 2nd 2022, leaving a Last Will and Testament dated January 2nd 2019, ("Will") which was admitted to probate in the Probate Court of Davidson County, Tennessee, on March 7th 2022, as Case No. 22P-372 and is recorded among said probate records; and

WHERE AS, as a result of the terms of the Will, the real property described herein is to be distributed to Janet K. Lunn if she is living (which she did not). Janet K. Lunn failed to survive her husband John T. Lunn. The Will then stated that Lesia K. Latanation would inherent all his real and personal property.

WHEREAS, the executor of the estate desires to evidence, by this quitclaim deed, the transfer of the real property herein described **to Lesia K. Latanation, the heir** of John W. Lunn as stipulated in the Will.

NOW, THEREFOR FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Lesia K. Latanation, EXECUTOR OF THE ESTATE of John W. Lunn** ("Grantor") this day executed this Executor Quitclaim Deed in order to evidence the transfer unto **Lesia K. Latanation** ("Grantee"), all of the interest, right and title in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Lot No.91 on the Map of Creekside Heights of record in Book 2663, page 114 and 115, said Register's Office for Davidson County, Tennessee, to which Plat Reference is hereby made for a more complete description.

Beginning at a point in the northerly margin of the Lebanon Pike, at the corner of lots nos. 61 and 91; thence with the line between said lots, northerly 113.08 feet to a center line of a TVA Transmission line; thence with the center line of a TVA Transmission Line; thence with the center line of said Transmission line, westwardly 294.6 feet to the easterly margin of Wilowen Drive; thence with the easterly margin of said drive, southerly 108.39 feet to a concrete monument, and continuing southerly 96.29 feet to another concrete monument at the beginning of a curve; thence around said curve, in a

southeasterly direction 39.2 feet to a concrete monument on the northerly margin of Lebanon Pike; thence with the northerly margin of said Pike, Easterly 253.08 feet to the point of beginning.

Being the same property conveyed to John W. Lunn and wife, Janet K. Lunn on June 29th 1998, in Book 11001 Page 881 Register's Office for Davidson County, Tennessee. The said Janet K. Lunn predeceased John W. Lunn.

This is improved property known as 2000 Lebanon Pike. Nashville, TN 37210
This transfer is by Quitclaim and the Executor makes no warranties about the title.

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 15th day of July, 2022.

Lesia K. Latanation, EXECUTOR OF THE ESTATE of John W. Lunn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for the County and State, the within named **Lesia K. Latanation, EXECUTOR OF THE ESTATE of John W. Lunn**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that she executed the within instrument for the purposed therein contained.

Witness my hand and official seal at office, this 15 day of July, 2022.

My Commission Expires:

Notary Public

BLAKE FREEMAN Notary Public State of Tennessee DAVIDSON COUNTY, TENN. My Commission Expires 05-07-2024

STATE OF TENNESSEE DAVIDSON COUNTY

The actual consideration or value for this transfer is $-0-

Affiant

Sworn to and subscribed to before me this the 15 day of July, 2019.

Notary Public/My Commission Expires:

BLAKE FREEMAN Notary Public State of Tennessee DAVIDSON COUNTY, TENN. My Commission Expires 05-07-2024