Karen Johnson Davidson County
Batch# 925152 DEEDQC
10/04/2022 02:42:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221004-0109559

PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
105 WESTWOOD PLACE, STE. 110 | BRENTWOOD, TN 37027
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WWW.HAZARD.LAW

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Actual consideration for this transfer is -$0-.

Doris W. Cawthorne
AFFIANT

Subscribed and sworn to before me on this day, October 4, 2022.

Notary Public

My Commission Expires: 1/11/2026

HALLIE RUTH TACKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

New Owner Address:
Doris Wylie Cawthorne
4064 Twin Oaks Lane
Antioch, TN 37013

Send Tax Bills To:
Same

Map-Parcel No.:
148.15-215

EXECUTOR'S QUITCLAIM DEED

Lynn H. Cawthorne ("Decedent") died on May 29, 2022 and left a Last Will and Testament which has been admitted to probate in the Probate Court of Davidson County, Tennessee (Probate Division), Docket No. 22P-1184. Doris W. Cawthorne, Personal Representative of the Estate of Decedent, for consideration paid in the amount of $10.00, hereby releases, remises and quitclaims unto **Doris Wylie Cawthorne**, unmarried, all the right, title and interest of Decedent in and to a tract or parcel of land in Davidson County, Tennessee, described more particularly on the attached Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **October 4, 2022**.

Doris W. Cawthorne

Doris W. Cawthorne, Personal Representative of the Estate of Lynn H. Cawthorne

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Doris W. Cawthorne, Personal Representative of the Estate of Lynn H. Cawthorne**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, October 4, 2022.

Notary Public

My Commission Expires: 11/11/2026

HALLIE RUTH TACKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Section VJ, Apache Hills, of record in Book 5200, page 173, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Lynn H. Cawthorne by Quitclaim Deed from Wylie Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20090625-0059179 in the Register's Office for Davidson County, Tennessee.

The property is commonly known as 4145 Eastview Drive, Nashville, TN 37211.

The legal description above is the same as in the previous deed of record.

CERTIFICATE OF AUTHENTICITY

I, S. Elizabeth Greene, Esq., do hereby make oath that I am a licensed attorney and the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 4, 2022.

Affiant Signature

10/3/2022
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me on this day, October 4, 2022.

Notary Public

My Commission Expires: 1/11/2026

HALLIE RUTH TACKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY