Executor's QuitClaim Deed

The actual consideration or value for this transfer is $ -0- (Exempt).

AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

SWORN TO AND SUBSCRIBED before me this 21st day of September 2022.

NOTARY PUBLIC
My Commission Expires: 05/06/2024

Karen Johnson Davidson County
Batch# 925245 DEEDQC
10/05/2022 08:56:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221005-0109673

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd. Old Hickory, TN. 37138 - (615) 847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
MICHAEL F. PERRY 608 S. Club Ct. Hermitage, TN. 37076	New Owner	053 16 0 / 014.00

In further fulfillment of the terms of the ***Last Will and Testament*** of KATHERINE S. PERRY, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **MICHAEL F. PERRY**, Executor of the **Estate of KATHERINE S. PERRY**, the GRANTOR herein, by these presents do transfer, QuitClaim and convey unto:

MICHAEL F. PERRY, Married, the GRANTEE herein, his heirs and assigns, all right title and interest, equitable and otherwise, in a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 4 on the Map of Green Heights, of record in Book 1835, Page 112, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to William F. Perry and wife, Kathryn S. Perry, by deed recorded in Book 2963, Page 237, Register's Office for Davidson County, Tennessee. William F. Perry died on May 4, 2015, leaving his widow, Kathryn S. Perry, (a/k/a Katherine S. Perry) as the surviving tenant by the entirety. KATHERINE S. PERRY, died Testate, in Davidson County on January 24, 2022, Probate Case **#22P-318**, devising the said property to her son, Michael F. Perry, under **Item Seventh** of her Last Will, and under **Item Fourth and Seventh**, of her said Last Will, authorizing her Executor, to execute any document necessary to convey the property, and vest title in the new owner.

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

The property conveyed herein is transferred subject to such easements, limitations, encumbrances, restrictions and all matters of record in the Davidson County Register's Office as may affect the premises including the following:

Real Property Taxes for the year 2022.

This is improved property known as: 121 Ray Ave., Old Hickory TN 37138.

The Executor by signing this Deed declares that the Estate of KATHERINE S. PERRY is solvent, and has no outstanding claims or taxes.

Witness my hand this 21 day of September, 2022.

The Estate of KATHERINE S. PERRY

By: Michael F Perry
MICHAEL F. PERRY, Executor

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, Leroy D. Ellis IV, a Notary Public in and for said County and State, the within named MICHAEL F. PERRY, the Executor for The Estate of KATHERINE S. PERRY, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument, as such Executor for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee this 21st day of September, 2022.

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 05/06/2024

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QUITCLAIM

DEED

From: The Estate of KATHERINE S. PERRY

To: MICHAEL F. PERRY, a married Man

Property:

121 Ray Ave.
Old Hickory TN. 37138

This Instrument was Prepared by:

Johnny Ellis
Attorney at Law
3844 Old Hickory Blvd.
Old Hickory TN. 37138
(615) 847-2000

www.ljelaw.com

202210050109673

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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 Sept 21 2022.

Leroy Johnston Ellis, IV, Affiant

Sept 21, 2022
Date

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 21 day of September, 2022.

Cheryl Denise Whitfield
NOTARY PUBLIC

My Commission Expires: 11/06/2024

CHERYL DENISE WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Certificate Prepared by:
Johnny Ellis, Attorney-at-Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com