Karen Johnson Davidson County
Batch# 938929 DEEDQC
11/07/2022 03:31:29 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221107-0119742

This instrument prepared by:
Lesa H. Skoney
Tune, Entrekin & White, P.C.
500 11th Avenue North, Suite 600
Nashville, TN 37203
(No title search was performed)

NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL
William F. Shea PO Box 1044 White House, TN 37188 Helen Veronica Byrne 4556 Raccoon Trail Hermitage, TN 37076	SAME	084 11 0 121.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration, or value, whichever is greater for this transfer is zero (0).

Helen Veronica Byrne
AFFIANT

Subscribed and sworn to before me this 3rd day of November, 2022.

Lesa H. Skoney
NOTARY PUBLIC

LESA H. SKONEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Comm. Expires Nov. 3, 2025

My commission expires: 11-3-2025

EXECUTOR QUITCLAIM DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, and for the purpose of establishing record title of a devise under the Last Will and Testament of **CAROLINE FRANCES SHEA**, deceased, I, **WILLIAM FRANCIS SHEA**, as Executor of the Estate of Caroline Frances Shea, Grantor, do hereby transfer and convey unto **WILLIAM FRANCIS SHEA** and **HELEN VERONICA BYRNE**, Grantees, in equal shares, as tenants in common, all of the right, title and interest of Caroline Frances Shea, deceased, in and to certain property in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 250 on the Plan of Maplecrest Subdivision, as of record in Book 1835, Pages 27 and 28, Register's Office for Davidson County, Tennessee.

Said Lot No. 250 fronts 115 feet on the southerly side of Dennywood Drive and extends back between lines 145.8 feet on the easterly line and 117.7 feet on the westerly line to a dead line in the rear measuring 60 feet thereon.

Being the same property conveyed to Joe B. Covington, and wife, Gloria A. Covington, by deed from Robert A. Mallory, Jr., and wife, Elizabeth Mallory, of record in Book 118, Page 82, Register's Office for Davidson County, Tennessee.

Gloria A. Covington, having predeceased Joe B. Covington, and Joe B. Covington having since died, leaving a Last Will and Testament of Joe B. Covington of record in Instrument No. 20030121-0008469, Register's Office of Davidson County, Tennessee, whereby said property was devised to Caroline Frances Shea, said Will being of record in Case No. 94P1596, Will Book 193, Page 622, of the Seventh Circuit Court of Davidson County, Tennessee.

The said Caroline Frances Shea having since died on January 24, 2022, leaving a Last Will and Testament of record in Case No. 22P478 of the Seventh Circuit Court of Davidson County, Tennessee, devising all of the remaining interest of Caroline Frances Shea in said property to her son, William Francis Shea, and her daughter, Helen Veronica Byrne, in equal shares, as tenants in common.

This is improved property known as 2305 Dennywood Drive, Nashville, TN 37214.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 3rd day of November, 2022.

ESTATE OF CAROLINE FRANCES SHEA

By: William Francis Shea
William Francis Shea, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named **WILLIAM FRANCIS SHEA**, the Executor for the Estate of Caroline Frances Shea, the within named bargainor, 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 for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of November, 2022.

Notary Public

My commission expires: 11-3-25

LESA H. SKONEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires Nov. 3, 2025