This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(D).

This Instrument Was Prepared By and
After Recording Return To:
Jackson M. Welch, Jr., Esq.
Hartzog & Silva, PLLC
123 Fifth Avenue North
Franklin, Tennessee 37064

Karen Johnson Davidson County
Batch# 941331 DEEDQC
11/15/2022 03:38:41 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20221115-0121817

Address of New Owner:
Scott Kaiser
346 Astor Way
Franklin, Tennessee 37064

Send Tax Bills To:
Same

Map-Parcel:
083-06-122

EXECUTOR'S QUITCLAIM DEED

Know all persons by these presents that Scott Kaiser is the duly appointed Personal Representative of the Estate of May Adair Kaiser, deceased (the "decedent"), which Estate is being administered in the Circuit Court for Davidson County, Tennessee (Probate Division), Docket No. 21P-1467 (a certified copy of his Letters Testamentary and a copy of the TennCare Release are attached hereto and incorporated herein by this reference. Now, therefore, for and in consideration of the sum of Ten and NO/100 dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the said **Scott Kaiser**, in his capacity as Personal Representative, and not otherwise ("Grantor"), and in connection with the distribution of the estate of the decedent pursuant to the Last Will and Testament of May Adair Kaiser and the laws of the State of Tennessee, does hereby grant, transfer, release, remise and forever quitclaim unto **Scott Kaiser** ("Grantee"), his heirs, and assigns, forever, all of the said Personal Representative's right, title, and interest in and to that certain tract or parcel of land situated in Davidson County, Tennessee, with said tract or parcel of land being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot Number 42 on the plan of Beaumont Place of record in Book 332, page 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to May Adair Kaiser by quitclaim deed from James Roberts of record in Instrument No. 20041208-0146526, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 205 Manchester Avenue, Nashville, Tennessee 37206

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

IN WITNESS WHEREOF, this instrument is hereby executed this 28th day of September, 2022.

GRANTOR:

Scott Kaiser
Personal Representative,
Estate May Adair Kaiser, deceased

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Scott Kaiser, Personal Representative of the Estate of May Adair Kaiser, deceased, the within named Grantor, 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 Franklin, Tennessee, this 28 day of September, 2022.

Notary Public
My Commission Expires: 1-13-24

