Karen Johnson Davidson County
Batch# 943020 DEEDQC
11/18/2022 01:15:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20221118-0122775

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

Address of New Owner(s)	Send Tax Bills To:	Map & Parcel
Jane M. Main Revocable Trust James S. Main, Trustee 408 Prestwick Court Nashville, TN 37205	New Owner	104 14 OH 060.00 Davidson County

EXECUTOR'S QUITCLAIM DEED

Recitals

Jane Meredith Main (the "Decedent"), being one and the same person as Jane M. Main, died testate on March 16, 2022, leaving a Last Will and Testament dated August 25, 2016 (the "Will"), which has been probated and properly recorded under Docket No. 22P608 in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division). James S. Main is the duly qualified and acting Executor of the estate of Jane Meredith Main who owned the real property described below (the "Property"). Under the Will, the Property passes to James S. Main, as Trustee of the Jane M. Main Revocable Trust.

Now, therefore, for and in consideration of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, James S. Main, in his capacity as Executor of the estate of Jane Meredith Main, does hereby quitclaim and convey unto James S. Main, as Trustee of the Jane M. Main Revocable Trust, his successors in trust and assigns, with full power to convey, sell, assign, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary, all of his right, title and interest as Executor in and to the Property, consisting of a fifty percent (50%) undivided interest, which is located in Davidson County, Tennessee and more particularly described on Exhibit A hereto.

This is improved property known as 408 Prestwick Court, Nashville, Tennessee.

The description herein is the same as that contained in the prior deed.

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

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 27th day of October, 2022.

James S. Main, Executor of the Estate of
Jane Meredith Main

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, James S. Main, 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, as Executor, for the purposes therein contained.

WITNESS my hand, at office, this 27th day of October, 2022.

TRISTA CALVERT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 4/20/23

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 27th day of October, 2022.

TRISTA CALVERT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 4/20/23

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 5, as shown on the Revised Final Plat of Whitworth, Phase 3, Section 2, of record in Book 7900, page 969, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JANE MEREDITH MAIN, by deed of record in Book 10751, page 534, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Adam F. Harrer, do hereby make oath that I am a licensed attorney and/or 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 27, 2022.

Date

Affiant Signature

11/18/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18 day of November, 20 22.

Lucretia Albert

Notary's Signature

My Commission Expires: 1-3-23

Date

Notary's Seal (if on paper)

