MAP 061, Group 8, PARCEL 139.00

This Instrument Prepared By:
Yost and Robertson PLC
William J. Yost, Attorney
317 Main Street, Suite 204
Franklin, TN 37064
(615) 790-9678

Send Tax Bills:

NO CHANGE

Karen Johnson Davidson County
Batch# 948597 DEEDQC
12/06/2022 02:31:53 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221206-0127290

New Owner:
Celeste Greene
4615 Medora Avenue
Nashville, TN 37216

Mortgage Holder:

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that GREGORY D. GREENE, in his capacity as the EXECUTOR OF THE ESTATE OF JOSEPH C. GREENE, pursuant to the Last Will and Testament of Joseph C. Greene, filed as Case # 22P65, Probate Division of the Circuit Court of Davidson County, Tennessee, and further, in his capacity as the SUCCESSOR TRUSTEE of the JOSEPH C. GREENE TRUST, but no further or otherwise, for and in consideration of Ten and no/100 Dollars ($10.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, convey, remise, release and forever quitclaim unto, CELESTE GREENE, her heirs and assigns, all of the one-half undivided right, title and interest owned of record by Joseph C. Greene, individually, at the time of his death, and the Estate of Joseph C. Greene by reason of his death and then subsequently by the Joseph C. Greene Trust under the pour-over provisions of his Last Will and Testament in that certain tract of land located in Davidson County, Tennessee, being more fully described as follows:

> Being Lot No. 5 on the Plan of Mrs. A.J. McGaughey's Subdivision of Tract Number 2. Second Haysboro Subdivision, as of record in Book 843, Page 71, Register's Office for Davidson County, Tennessee, described as follows:
>
> Said Lot No. 5 fronts 100 feet on the westerly side of Medora Street and runs back between parallel lines 300 feet to a dead line.
>
> Also being the same property conveyed to Celeste Greene, an unmarried person, and Joseph Greene, a married person, by Warranty Deed from Sheryl Lynn Weitzel, of record as Instrument 20171120-0118859, Register's Office of Davidson County, Tennessee.

In a separate document, all of the beneficiaries of the Estate of Joseph C. Greene and the Joseph C. Greene Trust, have agreed that the equitable title of the subject property at the time of the death

of Joseph C. Greene resided entirely with the grantee, Celeste Greene and this Quitclaim Deed is made and recorded in order to conform legal title with the equitable title.

Said property is conveyed subject to such limitations restrictions and encumbrances as may affect the premises which may be of record or otherwise.

WITNESS MY HAND, this 22nd day of November, 2022.

Executor

GREGORY D. GREENE, EXECUTOR
OF THE ESTATE OF JOSEPH C. GREENE

Trustee

GREGORY D. GREENE, TRUSTEE
OF THE JOSEPH C. GREENE TRUST

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public of said County, Gregory D. Greene, Executor of the Estate of Joseph C. Greene 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 22nd day of November, 2022.

Kaitlyn Ewer
NOTARY PUBLIC

My Commission Expires: 1-21-26

KAITLYN EWER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public of said County, Gregory D. Greene, Trustee of the Joseph C. Greene Trust 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 22nd day of November, 2022.

Kaitlyn Ewer
NOTARY PUBLIC

My Commission Expires: 1-21-26

KAITLYN EWER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

This transaction is exempt from conveyance tax pursuant to T.C.A. 67-4-409 (a) (1) (C) (iv) and (viii).

Trustee

GREGORY D. GREENE, TRUSTEE OF
THE JOSEPH C. GREENE TRUST

Executor

GREGORY D. GREENE, EXECUTOR
OF THE ESTATE OF JOSEPH C. GREENE

Sworn to and subscribed before me, on this the 22nd day of November, 2022.

Kaitlyn Ewer
NOTARY PUBLIC

My Commission Expires: 1-21-26

KAITLYN EWER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY