NEW OWNER:

Joan Welsh Lewis
48 Morris Drive
Carthage, TN 37030

SEND TAX BILLS TO:
New Owner

Map & Parcel: 093 05 2B 022.00

THIS INSTRUMENT PREPARED BY:

ROCHELLE, McCULLOCH & AULDS
P.L.L.C.
109 North Castle Heights Avenue
Lebanon, TN 37087

NO TITLE SEARCH PERFORMED OR REQUESTED
PREPARED FROM INFORMATION PROVIDED BY THE PARTIES

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 949181 DEEDQC
12/08/2022 08:37:29 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221208-0127794

EXECUTRIX'S QUITCLAIM DEED

James Thomas Lewis, Jr. died on May 31, 2022, leaving a Will dated April 6, 2022, and a Codicil to the Last Will dated May 14, 2022. The Will and Codicil were admitted to probate on June 21, 2022, in the Chancery Court for Smith County, Tennessee, Probate Division, Docket No. 2022PR2631. The Will named Margaret Lewellyn Lewis as Executrix. The Executrix is duly qualified. All debts of the Decedent have been paid and no claims against the Estate remain outstanding. The Executrix, by signing this Deed, releases any right the Executrix has to recover this property in the event of the subsequent insolvency of this Estate. In accordance with the provisions of the Will of James Thomas Lewis, Jr., I, **MARGARET LEWELLYN LEWIS, EXECUTRIX OF THE ESTATE OF JAMES THOMAS LEWIS, JR.**, hereby quitclaim and convey unto **JOAN WELSH LEWIS**, her heirs and assigns, forever, all right, title and interest in and to the following tract of land, situate and lying in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit No. 406, on the plan of the Horizonal Property Regime of Bennie Dillon Condominium, according to the

Master Deed of record in Instrument No. 200512150150617 and Instrument No. 200608010093636, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Areas/Elements appurtenant to said Unit as set forth in said Master Deed, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to James T. Lewis, Jr. a married man, by warranty deed from William Harbin and Joy A. Harbin husband and wife, dated December 6, 2018, and of record in Instrument No. 201812070119389, Register's Office for Davidson County, Tennessee.

This is improved property known as 700 Church Street, Apartment 406, Nashville, Tennessee 37203.

This transfer is by Quitclaim and I make no warranties as to title.

WITNESS MY SIGNATURE this 5th day of December 2022.

Margaret Lewellyn Lewis, EX

MARGARET LEWELLYN LEWIS, Executrix
of the Estate of James Thomas Lewis, Jr.

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public of the state and county aforesaid, Margaret Lewellyn Lewis, Executrix of the Estate of James Thomas Lewis, Jr., with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5th day of December 2022.

Notary Public

My commission expires: January 12, 2025



T.C.A. § 67-4-409(a)(3)(D) exempts this instrument from tax and T.C.A. § 67-4-409(a)(5) further provides the valuation oath is unnecessary, the Affidavit being used to evidence transfer of title to the property to the beneficiary.