Karen Johnson Davidson County
Batch# 959323 DEEDQC
01/09/2023 01:02:14 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230109-0001719

This instrument prepared by:
Claiborne K. McLemore III
1211 Sixteenth Avenue, S.
Nashville, Tennessee 37212

Name and Address of New Owner:	Send Tax Bills to:	Property Identification
John Garret Stallings *et al.* P. O. Box 120824 Nashville, TN 37212	-same-	Map 120-02, Parcel 47

A D M I N I S T R A T O R' S
Q U I T C L A I M D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, JOHN GARRET STALLINGS, ADMINISTRATOR of the Estate of ANNA KATHARINE STALLINGS, deceased (the "Grantor") has this day bargained and sold, and does hereby convey, quitclaim and transfer:

- to JOHN GARRET STALLINGS, his heirs, successors and assigns forever, a one-third (1/3) undivided interest as a tenant-in-common in the Grantor's interest,

- to SAMUEL STALLINGS, his heirs, successors and assigns forever, a two-ninths (2/9) undivided interest as a tenant-in-common in the Grantor's interest,

- to ELIZABETH STALLLINGS, her heirs, successors and assigns forever, a two-ninths (2/9) undivided interest as a tenant-in-common in the Grantor's interest,

- to KATHARINE STALLINGS, her heirs, successors and assigns forever, a two-ninths (2/9) undivided interest as a tenant-in-common in the Grantor's interest,

in certain real estate situated in Davidson County, Tennessee, which real estate is described more fully as follows:

All that real estate described on the attached Exhibit A, the terms of which are hereby incorporated herein the same as though set out here *verbatim*

THIS IS improved property known generally as 1330 Vultee Boulevard, Nashville, Tennessee.

This conveyance is made pursuant to the administration of the Estate of Anna Katharine Stallings.

WHEREVER USED, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the undersigned Grantor has made this instrument, on this the 30TH day of November, 2022, to be effective as of April 25, 2020.

ESTATE OF ANNA KATHARINE STALLINGS, deceased

By: _____
John Garret Stallings,
Administrator

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BEFORE me, CLAIBORNE K. McLEMORE III of the state and county mentioned, personally appeared John Garret Stallings, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Administrator of the Estate of Anna Katharine Stallings, deceased, the within named bargainor, a decedent's estate, and that he, as such Administrator, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the decedent's estate as Administrator.

WITNESS my hand and seal at office in Nashville, Tennessee, this 30th day of November, 2022.

_____
Notary Public

CLAIBORNE K. McLEMORE III
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

My commission expires: 3-6-2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is -0-.

Affiant

Sworn to and subscribed before me, this the 1st day of November, 2022.

NOTARY PUBLIC

CLAIBORNE K. MCLEMORE III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: 3-6-2024

My commission expires: 3-6-2024

EXHIBIT A

The Grantor's twenty-five percent (25%) undivided interest as a tenant-in-common in the following:

BEING the Easterly part of a lot marked "Commercial" on the subdivision of Miro Meadows, as of record in Book 1424, pages 94 and 95, of the Register's Office for said county, and described as follows:

BEGINNING at a concrete monument in the Northerly margin of Vultee Boulevard at its intersection with McGavock Pike; thence with the margin of said Boulevard, North 86 degrees 48 minutes West 90 feet to a point; thence North 3 degrees 15 minutes East 180 feet to a point in the Southerly margin of a 20-foot alley; thence with the margin of said alley, South 86 degrees 48 minutes East 90 feet to a concrete monument at the beginning of a curve; thence around said curve, Southeasterly 31.43 feet to another concrete monument set in the westerly margin of McGavock Pike; thence with the margin of the same South 3 degrees 15 minutes West 140 feet to another concrete monument at the beginning of a curve; thence around said curve, Southwesterly 31.40 feet to the beginning.

BEING the same property conveyed to Anna Kate C. Stallings, by deed of record as Instrument No. 20060823-0103974, Register's Office for Davidson County, Tennessee. The said Anna Kate C. Stallings is one and the same person as Anna Katharine Stallings. The said Anna Katharine Stallings (the "decedent") died on April 25, 2020. The decedent's estate is being administered before the Seventh Circuit Court for Davidson County (Probate Division), under Docket No. 20 P 824. The decedent died intestate. The decedent's heirs-at-law, as determined under the Tennessee laws of intestate succession, were her husband, John Garret Stallings, and her children, Samuel Stallings, Elizabeth Stallings and Katharine Stallings. A certified copy of the Order appointing John Garret Stallings to be Administrator of the decedent's estate is recorded as Instrument No. 20221220-0131302, said Register's Office. John Garret Stallings has qualified to serve as Administrator of the decedent's estate and is now serving as such.

The subject property is subject to: (i) current year's property taxes (a lien now payable); (ii) applicable zoning laws; (iii) all matters affecting it as may appear of record.