Karen Johnson Davidson County
Batch# 959323 DEEDQC
01/09/2023 01:02:14 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230109-0001720

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 92-6, Parcel 197

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 northeastern corner of 28th Avenue, N. And Herman Street, 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 30th day of November, 2023.

NOTARY PUBLIC

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

My commission expires 3-6-24

EXHIBIT A

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

LAND in Davidson County, Tennessee, being Lot No. 1 on an unrecorded Map showing the survey of Lots Nos. 1 and 2 on the Plan of Carricks Subdivision of Block "L" of the Heffernan property, not of record, and described according to a survey by Lewis D. Justice, April 13, 1945, as follows:

Said Lot No. 1 fronts 51 feet on the easterly side of 28th Avenue, North, and runs back between parallel lines, along the north margin of Herman Street, 87 feet to the west line of Lot No. 3 of said Carrick's Plan.

BEING the same property conveyed to Anna Kate C. Stallings, by deed of record as Instrument No. 20060823-0103972, 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.