Karen Johnson Davidson County
Batch# 961822 DEEDQC
01/18/2023 08:11:30 AM 3 pgs
Fees: $18.00 Taxes: $149.85
20230118-0003895

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

George Ziadeh
State of Tennessee Notary Public
Williamson County

STATE OF Tennessee

COUNTY OF Williamson

The actual consideration for this transfer is $40,500.00.

Affiant

Subscribed and sworn to before me this 17 day of January, 2023.

Notary Public
My commission expires 7/12/2025

#07-NSH22-05230

Address of New Owner:	Send Tax Bills to:	Tax Information:
Venetia Ember Everly and Arabella Clover Everly 4732 Benton Smith Rd Nashville, TN 37215	New Owners	131-14-0-081.00

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **Dorothea Louise Tubb, both Individually and as Executrix of the Estate of Douglas G. Tubb, deceased**, hereinafter referred to as Grantor, by these presents, does hereby quitclaim and convey unto **Venetia Ember Everly and Arabella Clover Everly, as joint tenants with right of survivorship**, their successors and/or assigns, all of my right, title and interest in and to the following tract or parcel of land in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 346 on the Plan of Seven Hills, Section 8 of record in Plat Book 3300, Page 14, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Douglas G. Tubb and spouse, Mary Sue Tubb by Warranty Deed from Mary W. Falker, a single person of record in Book 8746, Page 645, Register's Office for Davidson County, Tennessee, dated September 29, 1992 and recorded on October 2, 1992. (Value or consideration shown in aforementioned Deed $174,000.00). The said Mary Sue Tubb having since died on August 24, 2008. Douglas G. Tubb having since died on May 22, 2021, leaving a Last Will & Testament filed in the Probate Court of Davidson County, Tennessee, Case No. 21P1956 with title to the subject property devising to his surviving spouse, Dorothea Louise Tubb, and step-daughter, Venetia Ember Everly, according to the terms of his Last Will & Testament.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property commonly known as 4732 Benton Smith Rd, Nashville, TN 37215.

Witness my hand this 9th day of January, 2023.

Dorothea Louise Tubb Executrix
Dorothea Louise Tubb, both Individually and as Executrix of the Estate of Douglas G. Tubb, deceased

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dorothea Louise Tubb, both Individually and as Executrix of the Estate of Douglas G. Tubb, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes herein contained.

Witness my hand and official seal this 9th day of January, 2023.

Notary Public

My commission expires: 06.14.25

FAITH L. LOWE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

PREPARER OF THIS INSTRUMENT HAS PERFORMED NO TITLE UNDERWRITING REVIEW AND MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE LEGAL DESCRIPTION FOR THE SUBJECT PROPERTY, OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Shelly M Walling *(custodian's name)*, 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 1-9-2023 *(date of document)*.

Shelly M Walling — 1-17-23

Custodian's Signature — date

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 17 day of January, 2023.

Notary Public

MY COMMISSION EXPIRES: 7/12/2025

George Ziadeh
State of Tennessee Notary Public
Williamson County