This deed is being prepared to evidence distribution of real property to a beneficiary and is exempt from tax pursuant to Tenn. Code Ann. §67-4-409(a)(3)(D).

Pursuant to Tenn. Code Ann. §67-4-409(a)(5) the valuation oath is intentionally omitted.

Karen Johnson Davidson County
Batch# 964464 DEEDQC
01/25/2023 02:52:49 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230125-0005777

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL:
Tanya McMurtry 124 Donald Street Nashville, Tennessee 37207	Same	106-13-0-226.00

EXECUTOR DEED

James E. McMurtry died on April 21, 2022, leaving a will dated July 13, 2017. The will was admitted to probate on June 9, 2022, in the 7th Circuit Court (Probate Division) of Davidson County, Tennessee, Case No. 22P-830. The will named Roger McMurtry as Executor. The Executor is duly qualified and appointed. All debts of the decedent have been paid. The Executor by signing this Deed releases any right the Executor 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 E. McMurtry and the laws of the State of Tennessee, Roger McMurtry, Executor, QUITCLAIMS to Tanya McMurtry, in fee simple, all rights, title and interest held by James E. McMurtry, the Decedent, in the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 11 on the Plan of Burns Industrial Subdivision, Section 9, as of record in Book 4350, Page 87, Register's Office for said County.

Said Lot No. 11 fronts 108 feet on the southerly side of Caden Drive and extends back 285.82 feet on the westerly line and 281.98 feet on the easterly line to a dead line measuring 108.07 feet thereon.

BEING the same property conveyed to Paul J. Spicer and wife, Ruth M. Spicer, by Warranty Deed from Third National Bank in Nashville, Trustee for Woodlawn Memorial Park Perpetual Care Fund, dated 4/15/70 and recorded 5/1/70 in Book 4414, Page 650, in the Register's Office of Davidson County, Tennessee. The same Ruth M. Spicer having since died on or about September 13, 2008, leaving property vested in Paul J. Spicer.

BEING the same property conveyed to James E. McMurtry, by deed from Paul J. Spicer, of record Instrument No. 20141017-0096058, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved property known as 121 CADEN DRIVE, NASHVILLE, TN 37210.

This transfer is by QUITCLAIM and no warranties are made about the title.

Witness my hand at Nashville, Tennessee this 25th day of January 2023.

The Estate of James E. McMurtry
By Roger McMurtry, Executor

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named, Roger McMurtry, Executor, with whom I am personally acquainted or proven to me on the basis of satisfactory evidence, and who, after being duly sworn, acknowledges that he executed the within instrument for the purposes therein contained.

Notary Public
Commission Expires: 7/24/24

Judy B. Anderson
State of Tennessee Notary Public
Robertson County

This instrument prepared by:
Clifton B. Sobel, Jr. BPR#017568
Attorney at Law
752 South Church Street
Murfreesboro, Tennessee 37130
(615)242-4477