This instrument prepared by & return to:

SitlerLaw, PLLC
129 Walton Ferry Road
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 968976 DEEDQC
02/08/2023 01:25:49 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230208-0009254

QUITCLAIM DEED

THIS INDENTURE made and entered into this 8th day of February, 2023, by and between **Joe Allen Whitus n/k/a Estate of Joe Allen Whitus**, by and through the Administratrix of the Estate, Donna Gorman Craig as appointed by the Will and Order of the Probate Court for Davidson County, TN of record as Docket No. 23P100, party of the first part, and **Donna Gorman Craig**, party of the second part.

WITNESS: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has quitclaimed, and does hereby convey and confirm, unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

BEING Lot No. 18 on the Plan of Roxborough Subdivision, as of record in Book 5200, Page 63, Register's Office for Davidson County, Tennessee.

SAID Lot No. 18 fronts 75.17 feet on the northerly margin of Roxborough Drive and extends back 407.44 feet on the easterly line and 429.95 feet on the westerly line to a dead line in the rear measuring 158.88 feet thereon.

BEING the same property conveyed to the Grantors herein by deed from Louis L. Ludwick and wife Louise M. Ludwick, of record in Book 6354, Page 135, Register's Office for Davidson County, Tennessee.

Martha Jean Whitus a/k/a Martha Jean Whitffs died on September 7, 2001 and husband, Joe Allen Whitus died on December 30, 2022. Joe Allen Whitus succeeded as fee simple owner in the above mentioned real property upon the death of Martha Jean Whitus.

Therefore, **Joe Allen Whitus n/k/a Estate of Joe Allen Whitus** is the owner, fee simple, of the above-described real property, to have and to hold with the appurtenances, estate, title and interest thereto belonging to the said **Joe Allen Whitus n/k/a Estate of Joe Allen Whitus,** heirs and assigns.

This is improved property, known as **5164 Roxborough Drive, Hermitage, TN 37076.**

~~**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), their heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2023 Davidson County real property taxes, being a lien not yet due and payable; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.~~

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

This instrument is executed on behalf of Joe Allen Whitus n/k/a Estate of Joe Allen Whitus by Donna Gorman Craig as the Administratrix pursuant to the Will and Court Order of record as Docket No. 23P100 in the Probate Court for Davidson County, Tennessee.

WITNESS the signature of the party of the first part the day and year first above written.

Donna Gorman Craig

Joe Allen Whitus n/k/a Estate of Joe Allen Whitus
by Donna Gorman Craig, Administratrix

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, Donna Gorman Craig, 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 therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 8th day of February, 2023

KIM SITLER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

My Commission Expires: 12/22/2024

Property Owner & Address:

Donna Gorman Craig

5164 Roxborough Drive
Hermitage, TN 37076

Tax Map & Parcel No. 090 16 0 044.00

MAIL TAX BILLS TO:

Donna Gorman Craig
5164 Roxborough Drive
Hermitage, TN 37076

~~STATE OF TENNESSEE~~
~~COUNTY OF SUMNER~~

~~I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $260,800.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.~~

Gregory Sitler
AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 8th day of February, 2023.

Notary Public

My Commission Expires: 12/22/2024

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever ~~is~~ greater for this transfer is
$ 0
Donna Gorman Craig, **Affiant**
Subscribed and sworn before me this the
8 **Day of** Feb, 2023
A. Hayes, **Deputy Register**