Karen Johnson Davidson County
Batch# 970486 DEEDQC
02/13/2023 03:51:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230213-0010494

PROPERTY TAX INFORMATION:

OWNER: Basil E. Timoschuk
231 Quail Ridge Rd
Smyrna, TN 37167

THIS INSTRUMENT PREPARED BY:

JACK E. GRITTON, Attorney
752 South Church Street
Murfreesboro, TN 37130

FROM INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS PERFORMED BY PREPARER. NO TAX ADVICE WAS SOUGHTBY OF GIVEN BY PREPARER TO THE PARTIES.

SEND TAX BILLS TO: Same

Map/Group/Parcel: 148 08 0 130.00

EXECUTOR'S QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, I, the undersigned **BASIL E. TIMOSCHUK, as Executor of the Estate of AVA NELL TIMOSCHUK** have this day bargained and sold and do hereby transfer, convey and quitclaim unto **BASIL E. TIMOSCHUK,** his heirs and assigns, forever, its interest in that certain tract or parcel of real estate located in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 106, Section 2, as recorded in Book 4798, page 325, Register's Office of Davidson County, Tennessee.

Land in Davidson County, Tennessee, being Lot No. 106, on the Plan of Oakwood Terrace, Section II, as of record in Book 4460, pages 118 & 119, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed by deed of record in Book 5644, page 714, Register's Office for Davidson County, Tennessee. Ava Nell Timoschuk died testate on August 22, 2014 a resident of Rutherford County, Tennessee and her Last Will and Testament was probated in Rutherford County, Tennessee where such probate records are available in the Office of the County Clerk.

This conveyance is subject to restrictive covenants, easements, and setback lines that are applicable to the above-described property, and of record, and to all zoning and subdivision regulations of the appropriate governmental body.

WITNESS MY HAND this 10th of day February, 2023.

ESTATE OF AVA NELL TIMOSCHUK

Basil E. Timoschuk, Executor

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

On this 10th day of February, 2023, before me personally appeared BASIL E. TIMOSCHUK, Executor of the Estate of Ava Nell Timoschuk, to me known or who proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument (Executor's Quitclaim Deed) and acknowledged that he executed the same as his free act and deed as Executor of the Estate of Ava Nell Timoschuk.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee.

NOTARY PUBLIC

My Commission Expires: 8/19/24

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer, is EXEMPT by statute.

AFFIANT

Sworn to and subscribed before me,
on this 10th day of February, 2023.

NOTARY PUBLIC

My Commission Expires: 8/19/24

202302130010494

TRUE COPY CERTIFICATION

I, Jack E. Gritton, II, do hereby make oath that I am a licensed Attorney and/or custodian of the origi version of the electronic document tendered for registration herewith and that this electric docume a true and exact copy of the original document executed and authenticated according to law on 2-10-23 (Date of Document)

Affiant Signature

Date: 2-10-23

State of Tennessee

County of Rutherford

Sworn and Subscribed to me this 10 day of Feb, 2023

Notary Public

My Commission Expires: 3-5-23

KRISTIN L. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
BEDFORD COUNTY
My Commission Expires