Karen Johnson Davidson County
Batch# 971375 DEEDQC
02/16/2023 08:17:09 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230216-0011138

This Instrument Prepared By:
Joe Weyant, Attorney
1317 16th Avenue South
P.O. Box 120656
Nashville, TN 37212

EXECUTOR'S QUITCLAIM DEED

BONNIE GRANT MIMMS died on December 5, 2022, leaving a will dated August 23, 2018. The will was admitted to probate on February 9, 2023, in the Probate Court of Davidson County, Tennessee, Docket Number 23P-95. The will named LESLIE MIMMS SHERRICK as Executor. The Executor is duly qualified. All debts of the Decedent have been paid. The TennCare Release has been received, and has been filed with the Probate Court. 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 BONNIE GRANT MIMMS, LESLIE MIMMS SHERRICK, Executor, as GRANTOR, quitclaims to EDWIN MORRIS MIMMS, JR. and WILLIAM JEFFERY MIMMS, GRANTEES, as equal tenants in common, and in fee simple, all right, title and interest in the following described real estate in Davidson County, Tennessee:

> Being a certain condominium apartment in Davidson County, Tennessee, known as Unit No. 708 of Fox Run Condominiums, Section 2, of Record in Book 5200, Page 148, and as may be shown on Fox Run, First Revision, Part of Section 2 of record in Book 5200, Page 357 in the Register's Office for Davidson County, Tennessee as established by Master Deed Establishing a Horizontal Property Regime of Fox Run (Section Two) of record in Book 5535, Page 713 and all amendments thereto and including an undivided interest in the common elements appurtenant to said Unit.
>
> This being the same property conveyed to the late BONNIE MIMMS, by Deed, dated April 16, 2021, and of record at Instrument Number 20210422-0054250, Register's Office for Davidson County, Tennessee. **Map and Parcel No. 064-12-0A-708.00-CO**.

This transfer is by Quitclaim and we make no warranties about the title.

IN TESTIMONY WHEREOF, GRANTOR has hereunto executed this Quitclaim deed of realty on this the 14 day of February, 2023.

Leslie Mimms Sherrick
LESLIE MIMMS SHERRICK, EXECUTOR,
ESTATE OF BONNIE GRANT MIMMS

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, LESLIE MIMMS SHERRICK, 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, as her own free act and deed, and solely in her capacity as Personal Representative / Executor of the above-named Estate.

Witness my hand, at office, this 14 day of Feb 2023.

NOTARY PUBLIC STATE OF TENNESSEE

J. BLAKE FREEMAN State of Tennessee Notary Public DAVIDSON COUNTY, TENN.

My Commission Expires: _____

My Commission Expires 05-07-2024

NAME AND ADDRESS OF OWNER:

Mr. Edwin Morris Mimms, Jr. et al.
318 Creekwood Drive
Gallatin, Tennessee 37066

Mr. William Jeffery Mimms, et al.
306 Louviers Lane
Old Hickory, Tennessee 37138

PERSON RESPONSIBLE FOR TAXES:

SAME/ OWNER 50%

SAME/ OWNER 50%

STATE OF TENNESSEE
DAVIDSON COUNTY

I or we swear or affirm that the actual consideration of the transfer or the value of the property transferred, whichever is greater, is **$00.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Leslie Mimms Sherrick
AFFIANT

Sworn to, and subscribed before me, this the 14 day of February, 2023.

NOTARY PUBLIC/OFFICIAL

J. BLAKE FREEMAN State of Tennessee Notary Public DAVIDSON COUNTY, TENN.

My Commission Expires 05-07-2024