THIS INSTRUMENT PREI
Jonathan S. Faught, Atty
5110 Maryland Way, Ste 12
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 974781 DEEDWARR
02/28/2023 08:20:22 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20230228-0013828

Address of Owner:	Send Tax Bills To:	Map-Parcel No.:
Mary Jane Chapman 728 Harpeth Trace Drive Nashville, TN 37221	Same	Map 143-02-0-B Parcel 15.00CO

THIS INSTRUMENT WAS PREPARED SOLELY UPON THE INFORMATION PROVIDED BY THE PARTIES. NO REPRESENATION OR WARRANTY IS MADE BY PREPARER AS TO THE ACCURACY OF ANTHING SET FORTH HEREIN.

THE PARTIES HAVE SPECIFICALLY WAIVED PERFORMANCE OF A TITLE SEARCH, TITLE OPINION LETTER OR TITLE INSURANCE BY THE PREPARING ATTORNEY.

EXECUTOR'S DEED

FOR AND IN CONSIDERATION OF the sum of One and No/100 Dollars ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Mary Jane Chapman, as Executrix of the Estate of Larry James Stringer, ("Grantor"), hereby this day grants, bargains, sells, transfers, and conveys unto Mary Jane Chapman ("Grantee"), and her successors and assigns all of the rights, title and interest of Larry James Stringer, deceased, and the Grantor, in and to certain real estate ("Property") in Davidson County, Nashville Tennessee, more particularly described as:

> Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Treetops at Harpeth Trace of record in Plat Book 5200, page 775 and revised in Plat Book 6250, page 455, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Larry James Springer by Quitclaim Deed from Amy Frances Smartt recorded on May 7, 2015 in instrument No. 20150507-0041965, in Register's Office of Davidson County, Tennessee, and further devised to Mary Jane Chapman by the Last Will and Testament of Larry James Stringer, deceased and recorded in the Circuit Court for Davidson County, Tennessee in case 22P402.

This improved Property is known as: 728 Harpeth Trace Drive, Nashville, TN 37221.

This transfer is a Quitclaim Deed and Grantor makes no warranties regarding title.

Said Property is conveyed subject to such taxes, limitations, restrictions and encumbrances as may affect the premises, whether recorded or not.

WITNESS MY HAND this the 23rd day of February, 2023.

Mary Jane Chapman

Mary Jane Chapman, Executrix of the Estate of Larry James Stringer

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public of this County, Mary Jane Chapman, the Executrix of the Estate of Larry James Stringer, 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 this 23rd day of February, 2023.

JONATHAN FAUGHT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My commission expires: 6-14-2023

STATE OF TENNESSEE)
COUNTY OF Williamson)

Transfer tax on this transfer is exempt under the provisions of section 67-4-409, et. seq., on the Tennessee Code Annotated.

Mary Jane Chapman

Mary Jane Chapman, Executrix of the Estate of Larry James Stringer

Sworn and subscribed to before me this 23rd day of February, 2023.

Notary Public

My Commission Expires: 6-14-2023

JONATHAN FAUGHT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON