THIS INSTRUMENT WAS PREPARED BY:
Jonathan Williams, Attorney
LARRY R. WILLIAMS, PLLC
315 Deaderick Street, Suite 1510
Post Office Box 190632
Nashville, Tennessee 37219-0632
615-256-8880

Karen Johnson Davidson County
Batch# 983217 DEEDQC
03/21/2023 03:23:43 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230321-0020526

EXECUTOR'S QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Parcel ID:
Erik M. Falkenberg 815 Barrington Place Drive Brentwood, Tennessee 37027	New owner	171040C06100CO

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney. The preparer makes no warranties or representations regarding the status of title to the property.

KNOW ALL PERSONS BY THESE PRESENTS, that JANIE L. FALKENBERG, the duly-appointed Executrix, of THE ESTATE OF ANNA LOONEY CARTER, deceased (the "decedent"), which estate is administered in the Circuit Court for Davidson County, Tennessee, Probate Division, case number 22P2252, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, and in connection with the distribution of the estate of the decedent pursuant to Article IV of the decedent's Will, which was duly admitted to Probate in Davidson County, Tennessee, Circuit Court Clerk's Office for said County, hereby releases, remises and forever quitclaims unto ERIK M. FALKENBERG, his heirs and assigns, all of the right, title and interest of the decedent and the decedent's estate in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County being Lot No. 61 as set forth in the Master Deed and Bylaws for Barrington Place, a Horizontal Property Regime With Private Elements, of record in Instrument No. 20050914-0110701 and corrected in Instrument No. 20051025-0128696, P.U.D. Boundary Survey of record in Instrument No. 20050404-0036360, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said lot.
>
> Being the same property conveyed to Anna M. Looney-Carter a/k/a Anna Looney Carter, a single woman, and Janie Looney Falkenberg, a married woman, by warranty deed from Alvin O. Sherick, Jr. and wife, Brenda R. Sherick dated June 3, 2016, of record in Instrument No. 20160607-0057324 Register's Office for Davidson County, Tennessee, recorded on June 7, 2006.

This property is improved property known as 815 Barrington Place Drive, Brentwood, Tennessee 37027.

This instrument and the interest hereby quitclaimed and conveyed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 20th day of March 2023.

GRANTOR:

Janie L. Falkenberg
JANIE L. FALKENBERG

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANIE L. FALKENBERG, with whom I am personally acquainted, and who acknowledged that she executed the written instrument for the purposes therein contained.

Witness my hand and seal at office on this the 20th day of March 2023.



Megan Stephens
Notary Public

My Commission Expires: 07/07/2025

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is Zero ($0.00) Dollars.

AFFIANT

Sworn to and subscribed before me, this 20th day of March 2023.

MEGAN STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 07/07/2025