Karen Johnson Davidson County
Batch# 987927 DEEDQC
04/03/2023 03:49:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230403-0024166

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
Howard Mobley Hayes & Gontarek, PLLC
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Nashville, Tennessee 37215
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HERNANDO AGUILAR
Notary Public, State of New York
No. 01AG6357782
Qualified in Westchester County
Commission Expires April 24, 2025

STATE OF NEW YORK)
COUNTY OF WESTCHESTER)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

Thomas McKinney
AFFIANT

Subscribed and sworn to before me this 24 **day of** MARCH, **2023.**

Notary Public

My Commission Expires: 04/24/2025

This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(D).

Address of New Owner:	Send Tax Bills To:	Tax Map and Parcel Nos.:
Thomas A. McKinney, Jr. 150 Rockingstone Ave. Larchmont, NY 10538	-SAME-	042 11 0B 073.00 CO

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Thomas A. McKinney, Jr., Executor of the Estate of Rose Marie McKinney, deceased (the "decedent"), who died on November 29, 2022, in connection with the distribution of the estate of the decedent pursuant to the decedent's Last Will and Testament that was duly admitted to probate in Davidson County, Tennessee, on January 25, 2023, and recorded under Docket No. 23P-33 in the Seventh Circuit Court Clerk's Office (Probate Division) for said county, hereby releases, remises and quitclaims unto Thomas A. McKinney, Jr. all of the right, title and interest of the decedent and the decedent's estate in and to

a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 24th day of March, 2023.

HERNANDO AGUILAR
Notary Public, State of New York
No. 01AG6357702
Qualified in Westchester County
Commission Expires April 24, 2025

Thomas A. McKinney, Jr., Executor

STATE OF NEW YORK)
COUNTY OF WESTCHESTER)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas A. McKinney, Jr., Executor, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24 day of March, 2023.

Notary Public

My Commission Expires: 04/24/2025

EXHIBIT A

Legal Descriptions

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Apartment Unit No. 253 of Heritage Village Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 4758, page 179, and amended in Book 4808, page 829, Book 5102, page 383, and Book 6380, page 989, and supplemented and amended by instrument of record in Book 6484, page 287, and further amended by instrument of record in Book 9654, page 906, and Instrument No. 20040804-0093767, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Master Deed as supplemented and amended. Reference is hereby made to the plat of Heritage Village Condominiums set forth as Exhibit "A" of said Supplement and Amendment to the Master Deed, for a more complete identification and description of such Unit.

Being the same property conveyed to Rose Marie McKinney by deed from William Forrest Bailey, of record in Book 9286, page 459, Register's Office for Davidson County, Tennessee.

Rose Marie McKinney died on November 29, 2022, and devised the subject property to Thomas A. McKinney, Jr. by Last Will and Testament recorded in the Seventh Circuit (Probate Division) Clerk's Office for Davidson County, Tennessee, on January 25, 2023, under Docket No.23P-33.

This is improved property known as 253 Mayflower Lane North, Madison, Tennessee 37115.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4/3/23.

4/3/23
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 3rd day of April, 2023.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

