Karen Johnson Davidson County
Batch# 987927 DEEDQC
04/03/2023 03:49:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230403-0024167

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444
(615) 627-4448 fax
jeff@howardmobley.com

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.

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-	070 13 0 002.00

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 24 day of March, 2023.

HERNANDO AGUILAR
Notary Public, State of New York
No. 01AG6357782
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 the 13th Civil District of Davidson County, Tennessee, and being a southerly portion of a certain tract marked quote (reserved) unquote on the plan of Resha Heights as of record in Book 1424, page 110, of the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the westerly margin of Summit Drive the same being a common corner of Lot 15 and Lot quote reserved unquote in said subdivision, thence with the dividing line between said lots westwardly 172.4 feet to a point; thence North 38° 05' East 51.3 feet to a point; thence North 532 02' West 42 feet, more or less to a point a corner with property sold to Pickford: thence with Pickford's southerly line 140 feet, more or less to a point or monument in the westerly margin of Summit Drive; thence with the westerly margin of Summit Drive southwardly 104.3 feet to the point of beginning.

Being the same property conveyed to Thomas A. McKinney and wife, Rose Marie Beeman McKinney, by deed from Wayne Hyatt, of record in Book 5362, page 99, Register's Office for Davidson County, Tennessee.

Thomas A. McKinney predeceased Rose Marie Beeman McKinney on February 19, 1980.

Rose Marie McKinney subsequently 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.

Rose Marie McKinney and Rose Marie Beeman McKinney are one and the same person.

This is improved property known as 2109 Summitt Avenue, Nashville, Tennessee 37218.

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)

