This deed is being prepared to evidence distribution of real property to a beneficiary and is exempt from tax pursuant to Tenn. Code Ann. §67-4-409(a)(3)(D).

Pursuant to Tenn. Code Ann. §67-4-409(a)(5) the valuation oath is intentionally omitted.

Karen Johnson Davidson County
Batch# 988227 DEEDQC
04/04/2023 03 20 32 PM 2 pgs
Fees $12 00 Taxes $0 00
20230404-0024580

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL:
Tanya McMurtry 124 Donald Street Nashville, Tennessee 37207	Same	106-13-0-226.00

EXECUTOR DEED

James E. McMurtry died on April 21, 2022, leaving a will dated July 13, 2017. The will was admitted to probate on June 9, 2022, in the 7th Circuit Court (Probate Division) of Davidson County, Tennessee, Case No. 22P-830. The will named Roger McMurtry as Executor. The Executor is duly qualified and appointed. All debts of the decedent have been paid. 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 James E. McMurtry and the laws of the State of Tennessee, Roger McMurtry, Executor, QUITCLAIMS to Tanya McMurtry, in fee simple, all rights, title and interest held by James E. McMurtry, the Decedent, in the following described real estate in Davidson County, Tennessee:

TRACT I:

Beings Lots Nos. 157, 158, 159, 160, 161, 162, 163, 164, 165, 166 and 167 on the Plan of J.B. Haynies Oriental Plan, of record in Plat Book 161, Page 26 and 27, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, and by survey of John D. McCormick RLS #674, dated 11/14/96.

TRACT II: Parcel 169

Beginning at a point on the southeasterly comer of Lot No. 161; thence N. 1°, 54', 46" E, 77.90 feet to a point; thence S. 67° 24' 55" E, 220.68 feet to a point; thence N. 88° 05' 14" W, 206.47 feet to the point of beginning, containing 8,042 square feet

Being the same property conveyed to Delores Richardson, by deed from Four Squared Corp., of record in Book 10663, Page 487, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James E. McMurtry, by deed from Delores Richardson, of record Instrument No. 20070621-0074239, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is unimproved property located behind Donald Street, Nashville, TN 37207.
(12 Lots, Kingston Street)

This transfer is by QUITCLAIM and no warranties are made about the title.

Witness my hand at Nashville, Tennessee this 31st day of March 2023.

Exc

The Estate of James E. McMurtry
By Roger McMurtry, Executor

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named, Roger McMurtry, Executor, with whom I am personally acquainted or proven to me on the basis of satisfactory evidence, and who, after being duly sworn, acknowledges that he executed the within instrument for the purposes therein contained.

Michael A Breeden SR

Notary Public
Commission Expires: 01-04-2027

MICHAEL A BREEDEN SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This instrument prepared by:
Clifton B. Sobel, Jr. BPR#017568
Attorney at Law
752 South Church Street
Murfreesboro, Tennessee 37130
(615)242-4477