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
20230404-0024581

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:

LAND in Davidson County, Tennessee, being part of Parcel A, on the Plan of the C.L. Morris Subdivision, as of record in Book 1835, Page 116, Register's Office of said County, and described according to a survey by Southern Land Surveying Co., Inc., dated June 2, 1966, as follows:

BEGINNING at a point in the northerly margin of Donald Street at the southeast corner of the land conveyed to Roy W. Clark, Jr., by deed from Clyde L. Morris and wife, of record in Book 2393, Page 169, and by deed of correction in Book 2442, Page 17, said Register's Office; thence with Clark's east line North 28° 28' East 109.78 feet to a point, Clark's northeast corner; thence with Clark's northerly line, North 66° 33' West 52.4 feet to a concrete monument at the southeast corner of the property conveyed to Nashville Electric Service by deed of record in Book 1883, Page 323, said Register's Office; thence with the Nashville Electric Service's East line North 23° 27' East 65.0 feet to a point in the North Line of Parcel "A"; thence with said North line South 66° 33' East 123.09 feet to a point, the northeast corner of the property conveyed to C. L. Parker and wife, by deed of record in Book 2248, Page 205, said Register's Office; thence with Parker's West line, South 24° 30' West

175.83 feet to a point in the northerly margin of Donald Street, thence with said margin of said street North 65° 30' West 78.0 feet to the point of beginning.

BEING the same property conveyed to W. V. Woodrow, et ux, Evelyn B. Woodrow, by deed from Robert R. Mosley, et ux, Doros K. Mosley, of record in Book 4437, Page 699, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to James E. McMurtry, et ux, Barbara A. McMurtry by deed from W. V. Woodrow, et ux, Evelyn B. Woodrow, of record in Book 6265, Page 753, Register's Office for Davidson County, Tennessee.

This is improved property known as 103 DONALD STREET, NASHVILLE, TN 37207.

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.

Exe

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