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
20230404-0024582

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:

Being Lot No. 24, Section 2, C. L. Morris Subdivision, in the Twelfth Civil District of Davidson County, Tennessee, recorded July 17, 1953, in Plan Book 2133, Page 56, of the Register's Office of Davidson County, Tennessee.
Said Lot No. 24 fronts 152.25 feet on a southerly side of Donald Street and extends back between parallel lines 205.75 feet on the easterly side and 207.25 feet on the westerly side, and fronts 152.25 feet on a dead line.

Being the same release property conveyed to Dewey L. Richardson and wife Winnie E. Richardson of record in Book 4888, Page 258, of the Register's Office for Davidson County, Tennessee. The said Dewey L. Richardson predeceased Winnie E. Richardson. Thereafter, Winnie E. Richardson devised said property to Delores Richardson of record in Instrument No.: 20051202-0144895, Register's Office for said county.

Being the same property conveyed to James E. McMurtry, by deed from Delores Richardson of record in Instrument No.: 20070621-0074217, of the Register's Office for Davidson County, Tennessee.

This is improved property known as 124 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.

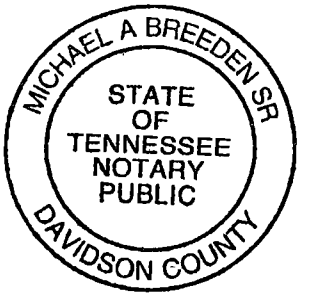
Exe

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



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