This Instrument was prepared from information furnished by the parties without the benefit of a title examination

Karen Johnson Davidson County
Batch# 991679 DEEDQC
04/13/2023 08 34 20 AM 2 pgs
Fees $12 00 Taxes $0 00
20230413-0027055

This instrument prepared by·

Name	Jeffrey S Strickland, Esq
Firm	Strickland Law, PLLC
Address	3200 West End Avenue, Suite 500 Nashville, Tennessee 37203
Phone Number	615-739-6746

Address/Owners	Send Tax Bills To.	Map Parcel Numbers
Betty Alford Irby	Betty Alford Irby	131 15 0 021 00
4707 Granny White Pike	4707 Granny White Pike	
Nashville, Tennessee 37220	Nashville, Tennessee 37220	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar and 00/100 ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Anne Irby Neyland and John Edgar Irby, as Personal Representatives of the Estate of Robert Shelby Irby ("Grantors") and in accordance with Tennessee Code Annotated Section 31-2-103 as delineated in Robert Shelby Irby's last will and testament filed in the Davidson County Probate Court, Docket No 23P704, do hereby convey and quitclaim unto Betty Alford Irby ("Grantee"), all rights, title and interest in and to the following described tract or parcel of land located in Davidson County, Tennessee, and more particularly as follows

Land in the 7th Civil District of Davidson County, Tennessee, being described according to a survey made by Hal R Swann, Jr , Surveyor, dated October 26, 1982, as follows

Beginning at a point in the westerly margin of Granny White Pike at the southeast corner of the property that was conveyed to Mary L. Rudolph of record in Book 1001, page 509, said Register's Office, being the northeast corner of this tract, thence with the westerly margin of Granny White Pike, South 17 deg 18 min West 315 feet to a stake at the northeast corner of the property conveyed to J Carl Russell; thence with Russell's north line, North 85 deg 00 min. West 500 feet to a point, being the southeast corner of the remaining property owned by Jim M. Fitts; thence in a northerly direction 305 feet, more or less, to a point in the south line of the Baggett Lands, formerly Rudolph, thence running with the southerly margin of Baggett property South 87 deg 00 min East 500 feet to the point of beginning containing 3.52 acres, more or less

In accordance with Tennessee Code Annotated Section 66-24-121, the foregoing legal description is the same as in the previous deed of record.

Being the same property conveyed to Robert S Irby and Betty A. Irby, as tenants in common, by Quitclaim Deed from Betty A Irby, and husband, Robert S Irby, dated June 28, 2002, and of record as Instrument No 20020708-0081867, Register of Deeds' Office for Davidson County, Tennessee

This is improved property known as 4707 Granny White Pike, Nashville, Tennessee 37220

This conveyance is subject to any and all property taxes, zoning ordinances, existing liens, encumbrances, restrictions, titles, interests, utilities lines, and easements of record.

IN TESTIMONY WHEREOF we have hereunto set our hands this 10th day of April, 2023.

Anne Irby Neyland, as Personal Representative of the Estate of Robert Shelby Irby

John Edgar Irby, as Personal Representative of the Estate of Robert Shelby Irby

STATE OF TENNESSEE)
) ss
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Anne Irby Neyland and John Edgar Irby, as Personal Representatives of the Estate of Robert Shelby Irby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she and he executed the foregoing instrument for the purpose therein contained

Witness my hand and seal this 10th day of April, 2023.

Notary Public

JEFF STRICKLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: September 2, 2024

I hereby swear or affirm that the actual consideration for this transfer is $0.00.

Anne Irby Neyland, as Personal Representative of the Estate of Robert Shelby Irby

John Edgar Irby, as Personal Representative of the Estate of Robert Shelby Irby

STATE OF TENNESSEE)
) ss
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 10th day of April, 2023.

Notary Public

JEFF STRICKLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: September 2, 2024