Name and Address of New Owners

Mohammad Anwar
1505 Pointer Court
Antioch, TN 37013

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Karen Johnson Davidson County
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20230501-0032143

THIS INSTRUMENT PREPARED BY
UPTOWN TITLE & ESCROW, LLC
144 Uptown Square
Murfreesboro, Tennessee 37129

FROM INFORMATION FURNIHED
BY THE PARTIES

Parcel ID No 051-03-0-032 00

ADMINISTRATOR'S QUITCLAIM DEED

WHEREAS, JOHN CLINTON GREGORY died on or about December 12, 2021 On December 16, 2022, the Seventh Circuit Court for Davidson County, Tennessee appointed Cathryn Armistead as the Administrator of the Estate of JOHN CLINTON GREGORY The undersigned, Cathryn Armistead, the Administrator of the Estate of JOHN CLINTON GREGORY, by signing this deed, released any rights she has as Administrator to recover this property in the event of a subsequent insolvency of this Estate By the authority as Administrator and for good and valuable consideration, the receipt of which is hereby acknowledged, the said CATHRYN ARMISTEAD, as Administrator, quitclaims unto MOHAMMAD ANWAR, unmarried, his heirs and/or assigns, forever, that certain parcel of real estate situated in a certain Civil District of Davidson County, Tennessee, and being more particularly described as follows, to-wit.

LAND in Davidson County, Tennessee, being a part of the south part of Lot No 50 of Block "D" on the unrecorded Plan of Marthonna, and described as follows.

BEGINNING at an iron pin in the south margin of Vantrease Road, which is 150 6 feet east of a concrete monument set in the south margin of Vantrease Road, south of and opposite a concrete monument at the northeast intersection of Vantrease Road and Marthonna Road East, being the northeast corner of a lot that was conveyed to Mary E Tudor by deed from R H Tudor and wife, of record in Book 2487, Page 441, Register's Office for said County, thence with the margin of Vantrease Road, South 87 degrees 25 minutes East 150 6 feet to an iron pin at the northwest corner of the lot that was conveyed to James N McSwiney and wife, by deed from R H Tudor and wife, of record in Book 2145, Page 138, said register's Office, thence with McSwiney's west line, South 2 degrees 40 minutes West 323 77 feet to a point, thence North 88 degrees 29 minutes West 150 6 feet to Mary E Tudor's southeast corner, thence with her east line, North 2 degrees 40 minutes East 326 57 feet to the point of beginning

BEING the same property conveyed to John C Gregory and wife, Elizabeth Day Gregory, by Warranty Deed from Gladys Martin, a widow, dated 11/12/1962 and recorded 11/23/1962 in Book 3463, Page 283, in the Register's Office of Davidson County, Tennessee

The said Elizabeth Day Gregory having since died on December 30, 1989, leaving John C Gregory as surviving tenant. John C Gregory was subsequently remarried to Marie Cornwell Anthony, who then died on May 31, 2010

The said John C Gregory, also known as John Clinton Gregory, having since died testate on December 12, 2021, with his Estate being probated under Docket No. 22P-273, in the Probate Court for Davidson County, Tennessee By his Last Will and Testament, he devised his estate to his daughter, Melanie Gregory Melton, who predeceased him on December 8, 2021, thereby vesting subject property in his heirs at law. Jefflean Gregory Peregoy, Earl Anthony Gregory, Annette Gregory Newberry (a/k/a Lee Annette Gregory Newbery), Tammy Gregory Jones, Terry F Gregory, Jr , Barry Gregory, Cindy Gregory Carman, Kay Gregory Celsor (a/k/a Evelyn Kay Gregory Celsor), Walter Roger Gregory, Mary J. Gregory Holder, Peggy Gregory Hall, Danny Joe Gregory, Ricky Dale Gregory, Carolyn Gregory Reed, Brack Gregory, Taylor Gregory Snow, Janie Gregory Winfree, Kathy Henderson Witten and Mark Gregory

By Order filed 12/16/2022 Cathryn Armistead was appointed Successor Administrator of the Estate of John Clinton Gregory with all heirs at law executing a Consent and Agreement for Administrator to Convey Real Property filed 12/14/2022, in the Probate Court for Davidson County, Tennessee

THIS conveyance is subject to the Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage recorded in Book 5240, Page 848, Register's Office of Davidson County, Tennessee

WITNESS MY HAND, on this the 26th day of April, 2023

ESTATE OF JOHN CLINTON GREGORY

Administrator

By Cathryn Armistead, Administrator

STATE OF TENNESSEE)
ss
COUNTY OF RUTHERFORD)

Personally appeared before me, Cathryn Armistead, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that she is the Administrator of the maker, the Estate of JOHN CLINTON GREGORY (aka John C Gregory) or a constituent of the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this document on behalf of the maker

WITNESS MY HAND, at office, on this the 26th day of April, 2023

Lori T. Shelton

NOTARY PUBLIC

LORI T SHELTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

My Commission Expires 8/19/23

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $363,550.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

AFFIANT

Sworn to and subscribed before me on this the 26th day of April, 2023

Lori T. Shelton

NOTARY PUBLIC

LORI T. SHELTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

My Commission Expires 8/19/23