Karen Johnson Davidson County
Batch# 1009983 DEEDQC
06/01/2023 01:39:41 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230601-0041466

This instrument prepared by:
Claiborne K. McLemore III
1211 Sixteenth Avenue, S.
Nashville, Tennessee 37212

Name and Address of New Owner:	Send Tax Bills to:	Property Identification
James Burke Kinnaird, *et al.* 200 Old Williamsburg Court Nashville, TN 37215	-same-	Map 131-7A Parcel 31

E X E C U T O R' S
Q U I T C L A I M D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, RALPH BURKE KINNAIRD, EXECUTOR of the Estate of BARBARA KIRIE STEWART, deceased (the "Grantor") has this day bargained and sold, and does hereby convey, quitclaim and transfer to JAMES BURKE KINNAIRD and KATHERINE ANNE KIRIE KINNAIRD [each to receive a fifty percent (50%) undivided interest as a tenant-in-common](collectively the "Grantees"), their respective heirs, successors and assigns forever, all of the Grantor's right, title and interest in certain real estate situated in Davidson County, Tennessee, described more fully as follows:

LAND in Davidson County, Tennessee, being Lot No. 31 on the Plan of Hillsborough Place, Phase II, of record in Book 5200, page 42, Register's Office for Davidson County, Tennessee.

SAID Lot. No. 31 fronts 61.13 feet on the cul-de-sac of Old Williamsburg Court and extends back 108.16 feet on the easterly line and 121.60 feet on the westerly line to a line in the rear on which it measures 84.48 feet.

BEING the same property conveyed to Gary A. Stewart and wife, Barbara K. Stewart, by deed of record in Book 6922, page 707, Register's Office for Davidson County, Tennessee. The said Gary A. Stewart conveyed all his interest in the subject property to Barbara Kirie Stewart, by deed of record as Instrument No. 200002240018305, said Register's Office, leaving Barbara

Kirie Stewart as the sole owner of the subject property. [Barbara Kirie Stewart is one and the same person as Barbara K. Stewart.] The said Barbara Kirie Stewart (the "decedent") died on April 2, 2023. The decedent's estate is being administered before the Seventh Circuit Court for Davidson County (Probate Division), under Docket No. 23 P 727. The decedent died testate; a copy of the decedent's Last Will and Testament and the First Codicil thereto is recorded as Instrument No. 20230601-0041464, in said Register's Office. A certified copy of the Order appointing Ralph Burke Kinnaird to be Executor of the decedent's estate is recorded as Instrument No. 20230601-0041465, in said Register's Office. Ralph Burke Kinnaird has qualified to serve as Executor of the decedent's estate and is now serving as such.

The subject property is subject to: (i) current year's property taxes (a lien not yet due and payable); (ii) applicable zoning laws; (iii) all matters affecting it as may appear of record.

THIS IS improved property known generally as 200 Old Williamsburg Court, Nashville, Tennessee 37215.

WHEREVER USED, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the undersigned Grantor has made this instrument, on this the 30th day of May, 2023, to be effective as of April 2, 2023.

ESTATE OF BARBARA KIRIE STEWART, deceased

By: Ralph Burke Kinnaird, Ex.
Ralph Burke Kinnaird,
Executor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BEFORE me, CLAIBORNE K. MCLEMORE III of the state and county mentioned, personally appeared Ralph Burke Kinnaird, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Executor of the Estate of Barbara Kirie Stewart, deceased, the within named bargainor, a decedent's estate, and that he, as such Executor, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the decedent's estate as Executor.

WITNESS my hand and seal at office in Nashville, Tennessee, this 30th day of MAY, 2023.

Notary Public

CLAIBORNE K. MCLEMORE III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2024

My commission expires: 3-6-2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is -0-.

Ralph Burke Kinnaird
Affiant

Sworn to and subscribed before me, this the day of MAY, 2023.

NOTARY PUBLIC

CLAIBORNE K. MCLEMORE III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2024

My commission expires: 3-6-2024