Karen Johnson Davidson County
Batch# 1013132 DEEDQC
06/09/2023 09:59:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230609-0043944

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37203
(615) 627-4444
(615) 627-4448 fax
jeff@howardmobley.com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

Affiant

Subscribed and sworn to before me this 1st **day of June, 2023.**

Notary Public

My Commission Expires: 11/2/26

This transfer is exempt from real estate transfer tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(D).

CHARLES NELSON IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

Address of New Owner(s):	Send Tax Bills To:	Tax Map and Parcel No.:
Sally Brittingham Smith 664 Timber Lane Nashville, Tennessee 37215	-SAME-	117 02 0C 033.00

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **John M. Brittingham and Thomas E Brittingham, Executors of the Estate of Dorothy Mott Brittingham, deceased** (the "decedent"), who died on April 2, 2023, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the distribution of the estate of the decedent pursuant to the decedent's will that was duly admitted to probate in Davidson County, Tennessee on May 25, 2023, and recorded under Docket No. 23P931 in the Seventh Circuit Court Clerk's Office (Probate Division), hereby release, remise and quitclaim unto **Sally Brittingham Smith**, all of the right, title and interest of the decedent and the decedent's estate in

and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 1st day of June, 2023.

John M. Brittingham, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John M. Brittingham, Executor, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of June, 2023.

Notary Public

My Commission Expires: 01-11-26

Thomas E. Brittingham, Executor

EMILY HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-11-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas E. Brittingham, Executor, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of June, 2023.

Notary Public

My Commission Expires: 01-11-26

EMILY HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-11-2026

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, on the Plan of Regency Park, as of record in Book 3700, Pages 111 and 112, Register's Office for said County, the part described as follows:

Unit No. 33 on the plan together with the carport designated Number 33A as shown in and described by the Master Deed establishing a Horizontal Property Regime with respect to Woodlawn Manor, Inc., including the Surveyor Plans and the Administrative By-laws thereunto attached and exhibited, recorded in Book 3815, Page 778, Register's Office for said County, as amended in Book 4364, Page 381, changing the name to Regency Park Condominium, and further amended in Book 4767, Page 431, Register's Office for said County, together with each and all of the rights, privileges and appurtenances thereunto belonging, as set forth in the said Master Deed, including without limitation such unit's undivided percentage interest in the land and general common elements.

Being the same property conveyed to Dorothy M. Brittingham, by deed from Marc Fortune, of record in Book 9666, page 493, Register's Office for Davidson County, Tennessee.

Dorothy M. Brittingham died on April 2, 2023, and devised her entire interest in the subject property to Sally Brittingham Smith, by Will recorded in the Seventh Circuit Clerk's Office (Probate Division) on May 25, 2023, under Docket No. 23P931.

Dorothy M. Brittingham and Dorothy Mott Brittingham are one and the same person.

This is improved property known as 664 Timber Lane, Nashville, Tennessee 37215.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/1/23.

6/1/23
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 6th day of June, 2023.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

LYNDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024