Karen Johnson Davidson County
Batch# 1015015 DEEDQC
06/14/2023 01 01 34 PM 2 pgs
Fees. $12 00 Taxes $0.00
20230614-0045412

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.

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL:
Tanya McMurtry 124 Donald Street Nashville, Tennessee 37207	Same	071030008200

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:

Land in Davidson County, Tennessee, being the Easterly 75 feet of Parcel "A" on the Map of C.L. Morris Subdivision, as of record in Book 1835, page 116, Register's Office for Davidson County, Tennessee, and described according to a survey made by Hal H. Swann, Jr., Surveyor, dated January 16, 1960, as follows:

Beginning at a monument in the Northerly margin of Donald Street, at the Southwest comer of Lot No. 4 on said Plan; thence with the margin of Donald Street, North 65 deg. 30' West 75 feet to a point; thence North 24 deg. 30' West 75 feet to a point; thence North 24 deg. 30' East 176 feet, more or less, to a point in the Northerly line of Parcel "A"; thence with the line of the same, South 66 deg. 33' East 75 feet, more or less, to a monument in the Northwest comer of Lot No. 4 on said plan; thence with the line of said Lot, South 24 deg. 30' West 177.2 feet to the point of beginning.

Being the same property conveyed to Equity Trust Company, Custodian FBO Tina Alva ROTH IRA by Warranty Deed from Keith Bryan Barnes, Laurie Barnes Keil, Eric Allen Barnes, Barbara M. Barnes, heirs of Lillian Eileen Barnes, dated June

13, 2007 of record in Instrument No. 20070615-0071943, Register's Office of Davidson County, Tennessee. Further, being the same property conveyed to North American Savings Bank, F.S.B. by deed from Equity Trust Company, Custodian FBO Tina Alva Roth IRA dated 9/25/12 of record in Instrument No. 201212120114551, said Register's Office.

Being the same property conveyed to J. E. McMurty Disposal Service by Warranty Deed from North American Savings Bank, F.S.B., dated January 2, 2013, of record in Instrument No. 20130102-0000216, Register's Office of Davidson County, Tennessee.

Being the same property referenced in the Affidavit of Scrivener's Error, dated April 26, 2023, correcting the name J. E. McMurtry Disposal Service, of record in Instrument No. 20230427-0030994, Register's Office of Davidson County, Tennessee.

This is improved property known as 105 DONALD STREET, NASHVILLE, TN 37210.

This transfer is by QUITCLAIM and no warranties are made about the title.

Witness my hand at Nashville, Tennessee this 13th day of June 2023.

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: Jan-04-27

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

MICHAEL A BREEDEN SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY