Karen Johnson Davidson County
Batch# 1024739 DEEDQC
07/11/2023 10 09 50 AM 2 pgs
Fees $12 00 Taxes $0 00
20230711-0052913

EXECUTOR'S QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY The Higgins Firm, 525 4th Avenue South, Nashville, TN 37210 (615) 353-0930		
ADDRESS OF NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Robbie Diane Hobbs **5109 Ashley Drive** **Nashville, TN 37211**	**SAME**	**161 06 0 017.00**

KNOW ALL PERSONS by these presents that **Marjorie Elaine Sullivan**, deceased (the "Decedent"), 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 vesting of title to the real estate passing under the Decedent's Will that was duly admitted to probate for muniment of title only in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 23P1191, hereby releases, remises and quitclaims unto.

ROBBIE DIANE HOBBS

all right, title and interest of the Decedent and the Decedent's estate in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows

Being Lot No. 71 on the Plan of McMurray Woods, Section 3, as of record in Book 3300, Page 83, Register's Office for Davidson County, Tennessee and described as follows:

Beginning on the westerly margin of Ashley Drive at the corner of Lots No. 71 and 72; thence with said Drive, southwardly 147.10 feet; thence south 87 degrees 09' west 214.8 feet to the common corner of Lots No. 71, 79, and 80; thence with the line between Lot No. 71 and Lots Nos. 79 and 78, north 32 degrees 20' west 131.15 feet to the southwest corner of Lot No. 77; thence with the easterly line of said Lot no. 77, north 2 degrees 31' east 57.5 feet to the corner of Lots Nos. 71 and 72; thence with the line between said two lots, eastwardly 284.5 feet to the beginning,

Being part of the real property conveyed to McDowell-Young Realty Corporation; now McDowell Real Estate Corp., by deed from W.H. McMurray and wife, dated March 9, 1959, filed March 9, 1959, and recorded in Book 280, page 17, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John Francis Sullivan and wife, Marjorie Elaine Sullivan, by deed from McDowell Real Estate Corp. of record in Book 3576, Page 109, Register's Office for Davidson County, Tennessee.

Marjorie Elaine Sullivan, died testate on January 5, 2023, and devised said property to her daughter Robbie Diane Hobbs by Will duly probated for muniment of title only in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No . 23P1191.

Note: John Francis Sullivan having predeceased Marjorie Elaine Sullivan on June 30, 2014.

This is improved property known as 5109 Ashley Drive, Nashville, Tennessee 37211

WITNESS MY HAND this the 10th day of July, 2023.

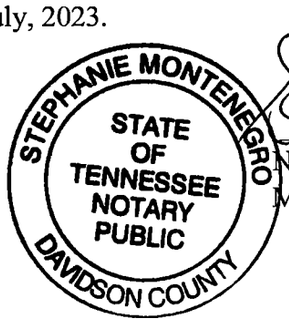
Robbie D. Hobbs, Executor

Robbie D. Hobbs, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **Robbie Hobbs,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 10th day of July, 2023.



NOTARY PUBLIC
My Commission Expires: 5/5/2025

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $-0-.

AFFIANT

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



NOTARY PUBLIC
My Commission Expires: May 5, 2025