Karen Johnson Davidson County
Batch# 1032816 DEEDQC
07/31/2023 04:03:51 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230731-0059075

THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III, Esq.
Watkins & McNeilly, PLLC
214 2nd Ave. North, Suite 300
Nashville, TN 37201-1638
(615) 255-2191

EXECUTOR'S QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID NO.:
AUTUMN H. FARRELL 1128 Stonewall Jackson Ct. Nashville, TN 37220	SAME	14511001000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE.

Autumn H. Farrell
AUTUMN H. FARRELL

SUBSCRIBED AND SWORN to before me by AUTUMN H. FARRELL this 27th day of July, 2023.

W. WARNER MCNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 7, 2025

Notary Public
My Commission Expires: 7/7/25

Whereas, Ben K. Farrell owned certain real property in Davidson County, Tennessee;

Whereas, Ben K. Farrell has died and devised said property to AUTUMN H. FARRELL in his Last Will and Testament duly probated in the Seventh Circuit County of Davidson County, Tennessee, Docket Number 22P1618;

Whereas the parties wish to document this testamentary devise;

Now, therefore, I, AUTUMN H. FARRELL, EXECUTOR OF THE ESTATE OF BEN K. FARRELL, ("GRANTOR"), hereby transfer, convey and quitclaim to AUTUMN H. FARRELL, her heirs and assigns, ("GRANTEE"), all of GRANTOR'S right title and interest in certain property located in Davidson County, Tennessee described on Exhibit A attached hereto and incorporated herein by reference ("the Property").

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

WITNESS my hand this 27th day of July, 2023.

Autumn H. Farrell EXE

AUTUMN H. FARRELL, EXECUTOR OF THE ESTATE OF BEN K. FARRELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me personally appeared AUTUMN H. FARRELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the Executor of the Estate of Ben K. Farrell, and that she as such Executor executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 27th day of July, 2023.

Notary Public
My Commission Expires: 7/7/25

W. WARNER MCNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 7, 2025

EXHIBIT A

Land in Davidson County, Tennessee being Lot No. 5, Granny White Park, as of record in Book 3700, Page 53, said Register's Office for Davidson County, Tennessee.

Said Lot No. 5 being a corner lot fronts 170.3 along curving easterly side of an unnamed street, 116.5 feet along the curving northeasterly margin of Stonewall Jackson Court, and 38.6 feet along the curving corner at the intersection of said street and runs back between converging lines 322.3 feet on the southeasterly side and 320.3 feet on the northerly side to a point at the rear.

Being the same property conveyed to Ben K. Farrell by Quitclaim Deed of record in instrument #20010727-0080038 and by the Last Will and Testament of Nell Ledbetter Farrell of record in Will Book 239, page 276 of the Davidson County Probate Court (Docket# 00P-1954).