Karen Johnson Davidson County
Batch# 1033973 DEEDQC
08/03/2023 08:50:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230803-0059908

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $0.00. Rita Thomas Affiant Subscribed and sworn to before me, this 2nd day of August, 2023. Dianna L. Khosa Notary Public My commission expires: 09-08-2025

DIANNA L. KHOSA
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

THIS INSTRUMENT WAS PREPARED BY:
KEVIN A. CRISWELL, ESQ.
1517 HUNT CLUB BLVD., SUITE 200
GALLATIN, TN 37066

EXECUTRIX'S QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Martha Ann Gregory	**NEW OWNER**	**14701001200**
352 Lynn Dr.		
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Jennifer Carol Gregory Kriner, Executrix of the Estate of Carol Ann Croft** "GRANTOR", by these presents, does hereby quitclaim and convey unto **Martha Ann Gregory,** herein called "GRANTEE", their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **Davidson County, Tennessee,** to-wit:

Land in Davidson County, Tennessee, being Lot No. 417 on the plan of Section VI, Caldwell Hall, as of record in Book 2900, page 148, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Carol Ann Croft by Warranty Deed from Philip G. Hargett dated November 29, 1971, of record in Book 4557, page 286, Register's Office for Davidson County, Tennessee. Carol Ann Croft died testate on October 15, 2022, and by her Last Will and Testament Probated in Davidson County, Tennessee Probate (Circuit) Court Docket No. 23P158, devised subject property to Martha Ann Gregory, the Grantee herein.

By Way of Recital: The purpose of this deed is to memorialize the testate transfer of subject property to Martha Ann Gregory.

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

Subject property is improved property commonly known as 352 Lynn Dr., Nashville, TN 37211.

WITNESS my/our hands this 1st day of August, 2023.

Jennifer Carol Gregory Kriner

Jennifer Carol Gregory Kriner, Executrix of the Estate of Carol Ann Croft

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jennifer Carol Gregory Kriner,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and further acknowledged that she is Executrix of the Estate of Carol Ann Croft and is authorized by the Estate to execute the within instrument on its behalf.

Witness my hand and seal at office on this, the 1st day of August, 2023.

My commission expires: 09-08-2025

Dianna L. Khosa
NOTARY PUBLIC

DIANNA L. KHOSA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

Certificate of Authenticity

I, Rita Thomas, 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 8.1.2023.

Date

Rita Thomas

Affiant Signature

8.2.2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of August, 2023.

Dianna R. Khosa

Notary's Signature

My Commission Expires: 09-08-2025

Date

Notary's Seal (if on paper)

DIANNA R. KHOSA
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025