This Instrument Prepared by:
J. BLAKE FREEMAN, ATTORNEY
323 Emery Drive
Nashville, TN 37214-3113

PREPARED FROM INFORMATION
SUPPLIED BY TI
WITHOUT WAR

Karen Johnson Davidson County
Batch# 1038789 DEEDQC
08/16/2023 08 30 57 AM 2 pgs
Fees. $12 00 Taxes $0.00
20230816-0063668

EXECUTOR QUITCLAIM DEED

Address of New Owners:
Debra A. Stratton
1608 11th ave, North
Nashville, TN 37208

Sent Tax Bill To:
New owner

Map & Parcel No.
081-12-0-076.00

WHEREAS, Bertha E. Hunter owned and held an interest in certain real property located in Davidson County, Tennessee, as more particularly described below; and

WHEREAS, Bertha E. Hunter died on April 5th 2015 leaving a Last Will and Testament dated March 17th , 2014, ("Will") which was admitted to probate in the Probate Court of Davidson County, Tennessee, on April 13th 2023, as Case No. 23P648 and is recorded among said probate records; and

WHEREAS, as a result of the terms of the Will, the real property described herein is to be distributed to Debra A. Stratton.

WHEREAS, the executor of the estate desires to evidence, by this quitclaim deed, the transfer of the real property herein described to Debra A. Stratton as stipulated in the Will.

NOW, THEREFOR FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Debra A. Stratton, EXECUTOR OF THE ESTATE OF Bertha E. Hunter ("Grantor")** this day executed this Executor Quitclaim Deed in order to evidence the transfer unto **Debra A. Stratton**("Grantee"), all of the interest, right and title in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being part of lots Nos. 379 and 380, on the plan of McGavock, Wetmore and others First Addition to Nashville called Town of McGavock, as of Plan Book 21, page 23, Registers Office for Davidson County described as follows;

Beginning on the easterly margin of 11th avenue, North at the corner of lots Nos. 378 and 379; thence with the line between two lots north 42 deg. 41' east 82.56 feet; thence south 2 deg. 55' west 134.48 feet to the easterly margin of 11th Avenue North; thence with the same north 33 deg. 42' west 88.49 feet to the beginning.

Being the same property conveyed to **Bertha E. Hunter**, unmarried of record in Book 5639 page 420, Register's Office for Davidson County, Tennessee.

This is improved property known as 1604, 1606 1608 11th ave, North, Nashville, TN 37208

This transfer is by Quitclaim and the Executor makes no warranties about the title.

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 11th day of August, 2023.

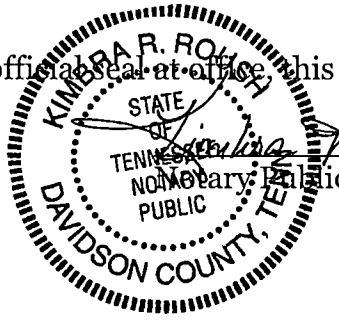
Debra A. Stratton Executor of the Estate of Bertha E. Hunter

Debra A. Stratton, Executor of the Estate of Bertha E. Hunter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for the County and State, the within named , **Debra A. Stratton, Executor**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that they executed the within instrument for the purposed therein contained.

Witness my hand and official seal at office, this 11th day of August 2023



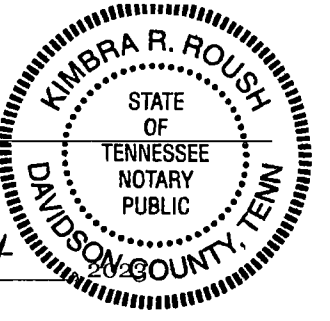
Kimbra R. Roush
Notary Public/My Commission Expires: 1/8/24

STATE OF TENNESSEE

DAVIDSON COUNTY :

The actual consideration or value for this transfer is $-0-.

Debra A. Stratton
Affiant



Sworn to and subscribed to before me this the 11th day of August 2023

Kimbra R. Roush
Notary Public/My Commission Expires: 1/8/24