Karen Johnson Davidson County
Batch# 1042137 DEEDQC
08/24/2023 11:44:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230824-0066279

THIS INSTRUMENT PREPARED BY: **MICHAEL R. GRIFFIN** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** **150 Third Avenue South, Suite 1700** **Nashville, Tennessee 37201** **(615) 244-4994**	**STATE OF TENNESSEE)** **COUNTY OF Davidson)** **The actual consideration for this transfer is NONE.** **AFFIANT** **Subscribed and sworn to before me this 11th day of August, 2023.** **Notary Public** **My Commission Expires: 5/3/25** **This transfer is exempt from real estate transfer tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(1)(C)(iv).**

ANDREW J. BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner As Follows:	**Send Tax Bills To:**	**Map/Parcel Numbers**
Cynthia R. Wyatt 3810 Central Avenue Nashville, TN 37205	Same	103-12-0-272.00

EXECUTRIX'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **CYNTHIA R. WYATT, aka Cynthia Wyatt, EXECUTOR OF THE ESTATE OF CHARLES M. WYATT, aka Charles Wyatt, (the "Grantor")**, who died on August 6, 2021, and whose estate was duly administered in the Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 21P2060 **(the "Decedent")**, in connection with the distribution of the estate of the Decedent pursuant to the

907139.1/020230766

Decedent's Last Will and Testament dated September 24, 2013 which was duly admitted to probate and is of record in the office of the Circuit Court of Davidson County, Tennessee, Probate Division, hereby releases, remises and quitclaims unto **CYNTHIA R. WYATT ("Grantee")**, all of the right, title and interest of the Decedent and his estate in and to a certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit "A" attached hereto and incorporated herein by this reference.

This instrument is given, and said property is quitclaimed, subject to such easements, limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as 3810 Central Avenue, Nashville, Tennessee 37205.

{Signature on following page}

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, this instrument is executed as of the 11TH day of AUGUST, 2023.

Cynthia R. Wyatt

Cynthia R. Wyatt, Executrix of the Estate of
Charles M. Wyatt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CYNTHIA R. WYATT,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11TH day of AUGUST, 2023.

MICHAEL R. GRIFFIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

Notary Public

My Commission Expires: 05/07/2024

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the easterly 45 feet of Lot No. 217 on the Map of Richland Realty Company's Second Subdivision, Division "B", as of record in Book 332, page 92, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 217 fronts 45 feet on the northerly margin of Central Avenue and extends back between parallel lines 200 feet to an alley.

Being the same property conveyed to Cynthia Wyatt and Charles Wyatt, a married couple, by quitclaim deed from Christina Norris, Trustee, of record as Instrument No. 20120702-0057908, Register's Office for Davidson County, Tennessee. Charles M. Wyatt having died on August 6, 2021, and by his Last Will and Testament filed in the Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 21P2060, the property was devised to Cynthia R. Wyatt, the Grantee herein. The said Cynthia Wyatt and Cynthia R. Wyatt being one and the same person, and the said Charles Wyatt and Charles M. Wyatt being one and the same person.

True Copy Certification

I, Michael Griffin, Esq., 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 August 11, 2023.

Affiant Signature

Date: August 24, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynne Jervis, a notary public for this county and state, Michael Griffin who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS my hand and official seal on this day, August 24, 2023.

Lynne B. Jervis
Notary's Signature

My Commission Expires: 1-11-26

Notary's Seal

