Karen Johnson Davidson County
Batch# 1051273 DEEDQC
09/18/2023 03:10:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230918-0073209

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
Howard Mobley Hayes & Gontarek, PLLC
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(615) 627-4448 fax
jeff@howardmobley.com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me this 1st day of March, 2023.

Notary Public

My Commission Expires:

This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(D).

LINDSAY HAMADA NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-07-2024

Address of New Owner(s):	Send Tax Bills To:	Tax Map and Parcel Nos.:
Karen Mauldin Hornbeak and Lillian Mauldin Purdy 404 Lynn Drive Nashville, TN 37211	-SAME-	146 04 0 088.00

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Karen Mauldin Hornbeak, Executor of the Estate of Donald E. Mauldin, deceased (the "decedent"), who died on June 20, 2021, in connection with the distribution of the estate of the decedent pursuant to the decedent's Will that was duly admitted to probate in Davidson County, Tennessee, on October 27, 2021, and recorded under Docket No. 21P-1647 in the Seventh Circuit Court Clerk's Office (Probate Division) for said

county, hereby releases, remises and quitclaims unto Karen Mauldin Hornbeak and Lillian Mauldin Purdy, as equal tenants in common, with each grantee owning an undivided one-half interest, all of the right, title and interest of the decedent and the decedent's estate in and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

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

WITNESS my hand this 1st day of March, 2023.

Karen Mauldin Hornbeak

Karen Mauldin Hornbeak, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karen Mauldin Hornbeak, Executor, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of March, 2023.

_____ My Commission Expires: 01-11-26
Notary Public

EMILY HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-11-2026

EXHIBIT A

Legal Descriptions

Land lying in Davidson County, Tennessee, more particularly described as follows:

Lot No. 27 on the Plan of Elysian Meadows Addition, Section II, as of record in Book 2663, page 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 27 fronts 85 feet on the northerly side of Briarwood Drive and extends back 275 feet on the easterly line and 299.3 feet on the westerly line to a dead line measuring 97 feet thereon.

Being the same property conveyed to Donald E. Mauldin and wife, Carolyn R. Mauldin, by deed from Richard Ellis McClary and wife, Mary Ann H. McClary, of record in Book 4031, page 282, Register's Office for Davidson County, Tennessee.

Carolyn R. Mauldin predeceased Donald E. Mauldin on February 24, 2017.

Donald E. Mauldin subsequently died on June 20, 2021, and devised the subject property to Karen Mauldin Hornbeak and Lillian Mauldin Purdy by Will recorded in the Seventh Circuit (Probate Division) Clerk's Office for Davidson County, Tennessee, on October 27, 2021, under Docket No. 21P-1647.

This is improved property known as 4812 Briarwood Drive, Nashville, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 March 1, 2023.

September 18, 2023
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 18th day of September, 2023.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

