Karen Johnson Davidson County
Batch# 1058333 DEEDQC
10/05/2023 02 29 54 PM 2 pgs
Fees $12 00 Taxes $0 00
20231005-0078616

EXECUTOR QUITCLAIM DEED

Address of New Owner	Send Tax Bill To:	Map & Parcel:
Mary Ann Conklin 5473 Cane Ridge Road Antioch, TN 37013	New Owner	Map: 174.00 Parcel: 018.00
This transaction is exempt from conveyance tax pursuant to T.C.A. § 67-4-409 (A)(3)(D)		

Know All Men By These Presents, that **Mary Ann Conklin, Executrix of the Estate of Edna Louise Burks ("Grantor")**, for and in consideration of Ten and No/100 Dollars ($10.00) and cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, and in connection with the distribution and administration of the Estate of Edna Louise Burks, the decedent's Last Will and Testament having been duly admitted to probate of record in Davidson County, Tennessee, being case number 23P145 in the Probate Division of the Circuit Court for said county, does bargain and sell and hereby quitclaim, remise, release, and conveys unto **Mary Ann Conklin, her heirs and assigns ("Grantee")** all of its right, title, and interest in her capacity as Executrix, but not further or otherwise, in that certain tract of land in Davidson County, Tennessee, being more fully described as follows:

Said Lot "K" is described as follows:

Beginning at a point in the center of Cane Ridge Road, said point being south 13°40' east 120 feet from the southwest corner of the property conveyed to Kenneth Earl Morrell and wife, of record in Book 4016, page 586, Register's Office for said County' thence south 80° 00' west 713.7 feet'; thence south 4°45' west 159.9 feet to an iron pin; thence south 87°25' east 252.3 feet to an iron pin; thence north 80°25'east 555 feet to the center of Cane Ridge Road; thence with the center of said Road around a slight curve having a radius of 665 feet northwesterly 212 feet to the beginning, containing 3.5 acres, more or less.

BEING part of the same property conveyed to William Horace Burks and wife, Edna Louise Burks by Warranty Deed from G.D. Blackburn and wife, Patricia M. Blackburn, of record in Book 4251, Pages 502-505, in the Register's Office for Davidson County, Tennessee on July 16, 1968.

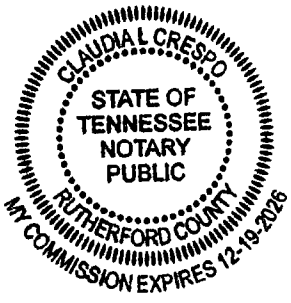
This is improved property known as 5473 Cane Ridge Road, Antioch, TN 37013 in Davidson County, Tennessee 37013. The address is believed to be accurate, but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. No title search was requested or conducted. Grantor and/or the attorney preparing this deed make no warranty or representation regarding the accuracy of the legal description.

Signatures and Notary Acknowledgement are on the following page.
The remainder of this page is left blank intentionally.

Grantor:

The Estate of Edna Louise Burks

By: Mary Ann Conklin
Name: Mary Ann Conklin
Title: Executrix



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Mary Ann Conklin, in her capacity as Executrix of the Estate of Edna Louise Burks, the within named bargainor, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of October, 2023.

Notary Public

My commission expires: 12·19·2026