Karen Johnson Davidson County
Batch# 1058455 DEEDQC
10/06/2023 10:08 55 AM 2 pgs
Fees $12 00 Taxes $0.00
20231006-0078763

EXECUTOR'S QUITCLAIM DEED

EXEMPT FROM TRANSFER TAX BY T.C.A. SECTION 67-4-409(a)(1)(C)(iv)

The preparer of this deed makes no representation as to the status of the title of property described or as to the accuracy of its description herein conveyed as it was prepared without benefit of title search or survey but strictly by documents provided by the parties involved	THIS INSTRUMENT WAS PREPARED BY AND RETURN TO. The Law Office of S Ruffin Craig Jr , PLLC 750 Old Hickory Blvd. Suite 150-2 Brentwood, TN 37027	
Address of New Owner(s) as Follows· Mary Katherine Johnstone 701 Broadway Ave Franklin, KY 42134	Send Tax Bills to Same	Map-Parcel Numbers 096 07 0 011 00

NOLA D STONE died on January 16, 2023, leaving a Last Will and Testament dated June 7, 2021 The Will was admitted to probate on March 17, 2023 in Davidson County, Tennessee, Docket Number 23P429 The Will named MARY KATHERINE JOHNSTONE and RONALD D STONE as Co-Executors. The Co-Executors are duly qualified All debts of the Decedent have been paid NOLA D STONE's husband, THOMAS L STONE, preceded her in death, having died on August 26, 1993, and NOLA D STONE's daughter, LINDA GAIL STONE, preceded her in death, having died on December 30, 2022 The Co-Executors, by signing this Deed, release any right the Co-Executors have to recover this property in the event of the subsequent insolvency of this estate In accordance with the provisions of the Last Will and Testament of NOLA D STONE, MARY KATHERINE JOHNSTONE and RONALD D STONE, Co-Executors, quitclaim all of the estate's right, title and interest to MARY KATHERINE JOHNSTONE in the following described real estate located in the Davidson County, Tennessee.

Being Lot No. 512 on the Map of Cloverhill, Section No VIII, of record in Book 2331, pages 10 and 11, Register's Office for said County.

Said Lot No 512 fronts 75 83 feet on the north side of Crosswood Court and runs back between lines, 439 feet on the east line and 478 3 feet on the west line to a dead line in the rear measuring 95 feet thereon.

Being part of the property conveyed to A D Hewlett and wife, Frances H. Hewlett, by deed from J R Coarsey, Trustee, of record in Book 2395, page 9, said Register's Office And being the same property conveyed to Thomas L Stone and wife, Nola D Stone, by deed from A D Hewlett and wife, Frances H Hewlett, dated December 1, 1955, of record Book 2485, page 271, said Register's Office for Davidson County, Tennessee

This conveyance is made subject to restrictions of record in Book 2145, page 262, which were made applicable to Section 8, Cloverhill Subdivision, by an instrument of record in Book 2334, page 307, which instrument also changes Item G of said restrictions in Book 2145, page 262, to provide that any residence erected shall be of brick or stone veneer and not otherwise, also an easement for TVA power line or lines of record in Book 1207, page 579, said Register's Office, and also the plan of record in Book 2331, pages 10 and 11, which shows an Owner's Certificate, a 30-foot set-back line from Crosswood Court, and a 10-foot easement across the rear of the lot for public utilities, and also shows the TVA easement as above mentioned, and an anchor easement 2½ x 20 feet fronting on Crosswood Court at the southeast corner of the lot

This is improved property known as 504 Crosswood Court, Nashville, Tennessee 37214

This transfer is by Quitclaim, and we make no warranties about title

Witness our hands this the 11 day of September, 2023

JILLIAN WEATHERFORD
Notary Public
Commonwealth of Kentucky
Commission Number KYNP76298
My Commission Expires Jul 24, 2027

Estate of Nola D Stone

By: Mary Katherine Johnstone
Mary Katherine Johnstone, Co-Executor

STATE OF Kentucky)
COUNTY OF Simpson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Katherine Johnstone, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and official seal this 11 day of September, 2023

Jillian Weatherford
Notary Public

My commission expires. July 24, 2027

By: Ronald D Stone
Ronald D Stone, Co-Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ronald D Stone, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal this 27 day of September, 2023.

Notary Public

My commission expires: 4.19.2027

RUFFIN CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON