Karen Johnson Davidson County
Batch# 1058876 DEEDQC
10/09/2023 08 27 39 AM 2 pgs
Fees $12 00 Taxes $0 00
20231009-0079117

EXECUTOR'S QUITCLAIM DEED

ADDRESS OF NEW OWNER AS FOLLOWS	SEND TAX BILLS TO	MAP & PARCEL NO
Lonnie Kevin Fairchild 4 East South Fork Drive Phoenix, AZ 85048	same	092 02 0 364.00

THIS INSTRUMENT WAS PREPARED BY
Elizabeth L Adams, Attorney
7100 Hardwood Lane - College Grove, TN 37046
Phone 615-293-5598 - Fax 615-791-6096 - Email eadams@adamslaw-tn com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for this transfer is $-0-)
LONNIE KEVIN FAIRCHILD, Affiant)
Subscribed and sworn to before me,)
this 3rd day of October, 2023.)
NOTARY PUBLIC)
My Commission Expires 07/27/27)

BORNA ESLAMI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT IS MADE AND ENTERED INTO on this 3rd day of OCTOBER, 2023, by and between LONNIE KEVIN FAIRCHILD, Personal Representative of the Estate of William Robert Maupin, hereinafter referred to as Grantor, and LONNIE KEVIN FAIRCHILD, hereinafter referred to as Grantee all of his right, title and interest in and to the following described real estate, to-wit:

BEING Lot No. 16 of Block No. 2 according to plan of subdivision of the Heff Erman Place, recorded in Book No. 161, page 138, of the Register's Office for Davidson County, Tennessee.

SAID Lot No. 16 fronts 50 feet on the southe side of Hefferman Street and runs back between southerly 150 feet between parallel lines to a 15 foot alley in the rear, and shows 50 feet on said alley.

BEING the same property conveyed to William Maupin by deed from Hollis T. Biffle or record in Instrument Number: 00004918-0000672, Register's Office for Davidson County, Tennessee.

WILLIAM ROBERT MAUPIN, a resident of Davidson County, State of Tennessee, who died February 26, 2023, held a One Hundred Percent (100%) interest in the above-described real estate. The Last Will and Testament of William Robert Maupin was admitted to probate in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division) on April 5, 2023, Docket No. 23P597. The sole beneficiary of his estate is LONNIE KEVIN FAIRCHILD.

This is improved property known as 2507 Meharry Boulevard, Nashville, TN 37208.

LONNIE KEVIN FAIRCHILD
Personal Representative of the Estate of
William Robert Maupin

STATE OF Tennessee)

COUNTY OF Davidson)

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared LONNIE KEVIN FAIRCHILD with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained as his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 3rd day of October, 2023.

My Commission Expires: 07/07/27.

Notary Public

BORNA ESLAMI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY