THIS INSTRUMENT WAS PREPARED BY:
S. Madison Roberts, IV
Stites & Harbison, PLLC
604 West Main Street
Franklin, Tennessee 37064

Karen Johnson Davidson County
Batch# 1064731 DEEDQC
10/25/2023 12:54:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231025-0083621

New Owner:	Send Tax Bills to:	Tax Parcel No:
LISA B. TUNSTALL 5045 VILLA CREST DRIVE NASHVILLE, TN 37220	SAME AS NEW OWNER	145-7-11 (re: 5045 Villa Crest Drive)

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

This transaction is exempt from conveyance tax pursuant to T.C.A. 67-4-409 (3)(D).

AFFIANT

Subscribed and sworn to before me this 25th day of October 2023

Notary Public

CHRISTINA D WILLOW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 3, 2026

My Commission Expires: 3-3-2026

EXECUTOR'S QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that STEVEN A. KOENIG, EXECUTOR of the ESTATE OF JOHN H. TUNSTALL, JR, deceased, acting solely in his fiduciary capacity as Executor of said Estate, and not in his or her personal capacity, for and in consideration of Ten and no/100 Dollars ($10.00) and cash in hand paid, the receipt and sufficiency which is hereby acknowledged, and in connection with the distribution of the ESTATE OF JOHN H. TUNSTALL, JR., deceased, Chancery Court for Davidson County, Tennessee, Case No. 23P-914, does bargain and sell and hereby conveys, remises, releases and forever quitclaims unto LISA B. TUNSTALL, and her heirs and assigns, all right, title and interest in his or her capacity as Executor, but not further or otherwise in that certain tract of land located in

Davidson County, Tennessee, being more fully described as follows:

Being Lot No. 12 on the Plan of Villa Estates; as of record in Book 3600, page 66, Register's Office for said County.

Beginning at a point in the westerly margin of Villa Crest Drive between Lots Nos. 11 and 12, running westerly 342.94 feet to a point; thence southerly along a broken line measuring 176.19 feet; thence easterly 331.05 feet to the westerly margin of Villa Crest Drive; thence northerly along the westerly margin of Villa Crest Drive 175 feet to the point of beginning.

Being the same property conveyed to John Frank Estes and wife, Loretta W. Estes by deed from Estes-Taylor Company of record in Book 3843, page 629, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John H. Tunstall, Jr. and Lisa C. Bonner, as Joint Tenants with Right of Survivorship by Warranty Deed from John Frank Estes and Loretta W. Estes, of record in Book 9545, Page 119, Register's Office for Davidson County, Tennessee.

Also being the same property vested in Lisa B. Tunstall (formerly known as Lisa C. Bonner), as heir of John H. Tunstall, Jr., deceased, pursuant to said decedent's Last Will and Testament. Said decedent's Last Will and Testament was admitted to probate in Davidson County Tennessee on May 7, 2023, Chancery Court for Davidson County, Tennessee, Case No. 23P-914.

Said property is conveyed subject to such limitations restrictions and encumbrances as may effect the premises which may be of record or otherwise.

WITNESS MY HAND, this 25th day of October 2023.

STEVEN A. KOENIG, EXECUTOR OF THE ESTATE
OF JOHN H. TUNSTALL, JR., DECEASED

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public of said County, STEVEN A. KOENIG, the Executor of the Estate of John H. Tunstall, Jr., deceased, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 25th day of October, 2023.

NOTARY PUBLIC

CRISTINA D. WILLOW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 3, 2026

My Commission Expires: 3-3-2026

Certificate of Authenticity

I, S. Madison Roberts IV, 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 October 25, 2023.

Date

Affiant Signature

10-25-23

Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 25th day of October, 2023.

Notary's Signature

My Commission Expires: 3-3-26

Date

Notary's Seal (if on paper)

CHRISTINA D WILLOW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 3, 2026