THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III, Esq.
Watkins & McNeilly, PLLC
214 2nd Ave. North, Suite 300
Nashville, TN 37201-1638
(615) 255-2191

Karen Johnson Davidson County
Batch# 1078105 DEEDQC
12/04/2023 03:01:18 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231204-0093536

EXECUTOR'S QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID NO.:
Thomas A. Rice, Trustee 5304 General Forrest Court Nashville, TN 37215	SAME	14513003600

This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(3)(D) as being the implementation of a testamentary devise. No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(5).

Whereas, Debra S. Rice owned certain real property in Davidson County, Tennessee;

Whereas, Debra S. Rice has died and devised said property to the Rice Family Trust u/w/o Debra S. Rice in her Last Will and Testament duly probated in the Probate Court of Davidson County, Tennessee, Docket Number 22P1634;

Whereas the parties wish to document this testamentary devise;

Now, therefore, I, THOMAS A. RICE, EXECUTOR OF THE ESTATE OF DEBRA S. RICE, ("GRANTOR"), hereby transfer, convey and quitclaim to THOMAS A. RICE, TRUSTEE OF THE RICE FAMILY TRUST U/W/O DEBRA S. RICE, his successors and assigns, ("GRANTEE"), all of GRANTOR'S right title and interest in certain property located in Davidson County, Tennessee described on Exhibit A attached hereto and incorporated herein by reference ("the Property").

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

WITNESS my hand this 4th day of December, 2023.

Thomas A. Rice, Executor

THOMAS A. RICE, EXECUTOR OF THE ESTATE OF DEBRA S. RICE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me personally appeared THOMAS A. RICE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Executor of the Estate of Debra S. Rice, and that he as such Executor executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 4th day of December, 2023.

W. WARNER MCNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 7, 2025

Notary Public
My Commission Expires: 7/7/25

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 22, Section 14, on the Revised Plat of Tyne Valley Estates, of record in Plat Book 5200, page 210, Register's Office for Davidson County, Tennessee.

Said Lot No. 22 fronts 151.95 feet on the easterly margin of General Forest Court, and extends back 265.82 feet on the northerly line and 298.37 feet on the southerly line, which is broken line, to a dead line on the rear which is a broken line on which it measures 248.01 feet.

Being the same property conveyed to Debra S. Rice by deeds of record in Book 5883, page 72 and instrument number 20000525-0052488, Register's Office for Davidson County, Tennessee.

The street address of the property is 5304 General Forrest Court, Nashville, TN 37215.