Karen Johnson Davidson County
Batch# 1084961 DEEDQC
12/21/2023 03:58:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231221-0098622

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JAT)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

EXECUTOR'S QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Robert F. Green 4409 Granny White Pike Nashville, TN 37204	Owner	131-04-0-058.00 Davidson County

Sheila L. Green (the "Decedent") died testate on January 28, 2023, leaving a Last Will and Testament dated January 5, 2011 (the "Will"), which has been probated and properly recorded under Docket No. 23P1718, in the Seventh Circuit Court of Davidson County, Tennessee. Robert F. Green is the duly appointed and acting Executor of the Decedent's estate (the "Grantor"), which owned the real property described below (the "Property"). The Will designated that, upon the death of the Decedent, the Property should pass to the Sheila Lee Green Family Trust Under Will (the "Trust"). Robert F. Green and Audrey Morgan Green, as Co-Trustees of the Trust, disclaimed the Property by instrument dated October 27, 2023.

Now therefore, for and in consideration of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, the Grantor, in his capacity as Executor of the Estate of Sheila Lee Green, by these presents does hereby quitclaim and convey unto Robert F. Green, individually (the "Grantee"), all of his right, title and interest in and to the Property, which is located in Davidson County, Tennessee and described on Exhibit A hereto.

This is improved property known as 4409 Granny White Pike, Nashville, Tennessee 37204.

The description herein is the same as that contained in the prior deed.

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

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 15 day of December, 2023.

ROBERT F. GREEN, EXECUTOR OF THE ESTATE OF SHEILA LEE GREEN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, ROBERT F. GREEN, EXECUTOR OF THE ESTATE OF SHEILA LEE GREEN, the within named bargainor who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, this 15th day of December, 2023.

ashley patterson
Notary Public
My Commission Expires: 05/03/2027

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me this 21st day of December, 2023.

Dianne Jaynes
Notary Public
My Commission Expires:

DIANNE JAYNES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Oct. 4, 2027

36084046

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 3 on George W. Blair's Revised Subdivision of Belmont Park Place, Plan of which is of record in Book 421, pages 118 and 119, Register's Office for Davidson County, Tennessee. To which reference is made for a more complete description.

Also Conveyed herein are the following additional parcels of land:

Additional Parcel I:
The southerly half of an unopened street, designated on the Plan of record in Book 421, pages 118 and 119, Register's Office for Davidson County, Tennessee as Alexander Street and abandoned by Agreement of record in Book 1001, page 552, Register's Office for Davidson County, Tennessee, adjacent to and running the length of the northerly line of Lot No. 3 on said Plan.

Additional Parcel II:
The easterly half of the alley shown of record in Book 421, pages 118 and 119, Register's Office for Davidson County, Tennessee, located between Lot Nos. 3 and 22 on said Plan and abandoned by Substitute Bill No. 71-359, Metropolitan Council Ordinance.

Being the same property conveyed to Sheila L. Green, by Quitclaim deed dated February 22, 2011, Instrument Number 20110223-0014949, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Emerald Burns, 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 December 15, 2023 (date of document).

Emerald Burns
Affiant Signature

December 21, 2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21st day of December, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 07-07-2025

NOTARY'S SEAL

