THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III
Watkins & McNeilly, PLLC
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Nashville, TN 37201
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Karen Johnson Davidson County
Batch # 1096084 DEEDQC
01/30/2024 03:06:21 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240130-0006594

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID NUMBERS:
GEORGE A. STREET, JR. 5952 Hitching Post Ln. Nashville, TN 37211	SAME	05103002400

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, Betty Street O'Malley owned a one-half (1/2) undivided interest in certain real property in Davidson County, Tennessee;

Whereas, Betty Street O'Malley has died and devised said property to her children in her Last Will and Testament duly probated in the Seventh Circuit County of Davidson County, Tennessee, Docket Number 23P1579;

Whereas, the beneficiaries agree to allocate Betty Street O'Malley's one-half (1/2) undivided interest in said property to GEORGE A. STREET, JR., as part of the allocation of estate assets;

NOW, THEREFORE, FOR AND IN CONSIDERATION of One Dollar ($1.00), we, GEORGE A. STREET, JR., EXECUTOR OF THE ESTATE OF BETTY STREET O'MALLEY, GEORGE A. STREET, JR. individually and CAROL LEE CREWS individually, ("GRANTORS"), do hereby quitclaim and by these presents do transfer and convey unto GEORGE A. STREET, JR., his heirs and assigns ("GRANTEE"), all of GRANTORS' right, title and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee and described on Exhibit "A" attached hereto and incorporated herein by reference.

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

WITNESS my hand this 22nd day of January, 2024.

George A. Street Jr

GEORGE A. STREET, JR., individually and as Executor of the Estate of Betty Street O'Malley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me personally appeared GEORGE A. STREET, JR., 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 Betty Street O'Malley and that he individually and as such Executor executed the within instrument for the purposes therein contained.

Witness my hand, this 22 day of January, 2024.

Crystal Andrews

NOTARY PUBLIC

Crystal Andrews
TN, Williamson County

My Commission Expires:

3/13/27

CRYSTAL LEE ANDREWS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WITNESS my hand this 22nd day of January, 2024.

Carol Lee Crews
CAROL LEE CREWS

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~) Sumner

Before me personally appeared CAROL LEE CREWS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, this 22nd day of January, 2024.

JOY FARMER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires March 1, 2025

Joy Farmer
NOTARY PUBLIC
My Commission Expires: March 1, 2025

EXHIBIT A

608 Vantrease Rd. Madison, TN 37115

Land in Davidson County, Tennessee, being on the southerly margin of Marthona, formerly Ezell Road, south at the northeast corner of the property conveyed to Norma B. Wilburn by deed from Benjamin L. Gordon and wife, of record in Book 2302, page 162, RODC, being the corner of Lots Nos. 22 and 23; thence with the southerly margin of said lot eastwardly 100 feet to the corner of Lots. Nos. 26 and 27; thence with the line between said two lots southwardly 344.8 feet; thence north 88 deg. 40 min. west 100 feet to the southeast corner of said Wilburn property; thence with the eastwardly line of said Wilburn property and northwardly 347 feet to the beginning.

Betty Street O'Malley acquired a one-half (1/2) undivided interest in said property by deed of record in instrument number 20151130-0120766, R.O.D.C.