THIS INSTRUMENT PREPARED BY:
Robert G. Wheeler, Jr.
The Law Office of Robert G. Wheeler, Jr.
P.O. Box 211
Goodlettsville, TN 37070-0211

Karen Johnson Davidson County
Batch # 1101731 DEEDQC
02/16/2024 08:29:25 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240216-0010727

EXECUTOR'S QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills To:	Map & Parcel Number
Edward Brack Mitchell, et ux. 611 Park Drive Goodlettsville, TN. 37072	Same as New Owner	01807016200

Mildred Louise Hamner, hereinafter referred to as "Decedent", died on August 21, 2023, leaving a Will dated December 14, 2017. The Will was admitted to Probate on October 12, 2023, in the Probate Court for Davidson County, Tennessee, Docket Number 23P-1821. The Will named Edward Brack Mitchell as Executor. The Executor is duly qualified. All debts of the Decedent have been paid. The Tennessee Inheritance Tax clearance is no longer required by law since the death occurred after 2016, pursuant to T.C.A. 67-8-314. The Executor, by signing this Deed, releases any right the Executor has to recover this property in the event of the subsequent insolvency of this estate. In accordance with the provisions of the Will of Mildred Louise Hamner, Edward Brack Mitchell, Executor, quitclaims to Edward Brack Mitchell and wife, Candice L. Mitchell, as tenants by entirety, all right, title and interest in the following described real estate in Davidson County, Tennessee:

> LAND IN DAVIDSON COUNTY TENNESSEE, being Lot No. 12 on the Plan of Phase Two, Section Four, Charleston Square Subdivision, of record in Plat Book 6900, page 725, in the Register's Office for Davidson County, Tennessee, to which plat reference is here made for a complete description thereof.
>
> BEING the same property conveyed to Mildred L. Hamner, an unmarried woman, by deed from Amelia H. Wrye, a widow, of record in Instrument Number 20111115-0089079, Register's Office for Davidson County, Tennessee.

The mailing address for the said property is 403 Carlton Place, Goodlettsville, Tennessee 37072.

The property description, as contained herein, is the same as that contained in the previous deed of record.

This transfer is by quitclaim and the undersigned makes no warranties about the title.

WITNESS my hand on the day and date acknowledged below.

ESTATE OF MILDRED LOUISE HAMNER

Edward Brack Mitchell, Executor

By: Edward Brack Mitchell, Executor

STATE OF TENNESSEE }
COUNTY OF SUMNER }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Edward Brack Mitchell, Executor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 13th day of February 2024.

ROBERT G. WHEELER JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires July 20, 2027

Robert G. Wheeler, Jr.

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF SUMNER }

The actual consideration or value, whichever is greater, for this transfer is NONE, the tax being exempt under the provisions of T.C.A. Section 67-4-409(a)(3)(D).

Edward Brack Mitchell
AFFIANT

Sworn to and subscribed before me this the 13th day of February 2024.

ROBERT G. WHEELER JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires July 20, 2027

Robert G. Wheeler Jr.
NOTARY PUBLIC