Karen Johnson Davidson County
Batch# 1102432 DEEDQC
02/20/2024 12:35:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240220-0011439

PREPARED BY:

Andrew J. Bellm, Esq.
GULLETT SANFORD
ROBINSON & MARTIN PLLC
150 THIRD AVENUE SOUTH, STE. 1700
NASHVILLE, TN 37201
615.244.4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, February 14, 2024.

Notary Public

My Commission Expires: 8/15/27

SHANNON EASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

New Owner Address:
Debra Lynn Linn, Trustee
4040 Overbrook Drive
Nashville, TN 37204

Send Tax Bills To:
Same

Map-Parcel Number:
117 09 0A 004.00

EXECUTOR'S QUITCLAIM DEED

Michael L. Vaden, Executor of the Estate of Claire Schwartz (the "Decedent"), who died on December 2, 2023 and whose estate is open and is being administered pursuant to Decedent's Last Will and Testament duly admitted to probate and of record in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Docket No. 23P2407 for consideration of $10.00, hereby releases, remises and quitclaims unto **Debra Lynn Linn, Trustee of the Claire Schwartz T/U/W Claire Schwartz Family Trust** all the right, title and interest of the Decedent's estate in and to the tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit A.

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

<Signature page to follow>

WITNESS my hand on this day, Feb 14, 2024.

Michael L. Vaden, Executor of the Estate of Claire Schwartz

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Michael L. Vaden, Executor of the Estate of Claire Schwartz**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this day, February 14, 2024.

Notary Public

My Commission Expires: 8/15/26

SHANNON EASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 4, on the Plan of Foxhall Close, a Planned Residential Development, of record in Book 4860, page 46, amended by instruments of record in Book 5005, page 136, and Book 5380, page 122 and Book 5839, page 610, said Register's Office to which reference is here made for a complete description.

Being the same property conveyed to Marvin Nathaniel Schwartz and wife, Claire Schwartz from Marvin Nathaniel Schwartz and Claire Schwartz, Trustees of The 1998 Schwartz Family Trust u/d/t dated June 10, 1998 by quitclaim deed of record in Instrument No. 20120711-0060995, Register's Office for Davidson County, Tennessee. Marvin Nathaniel Schwartz having died September 30, 2023, and Claire Schwartz being sole owner by rights of survivorship.

The description is the same as that used in the previous deed.

This is property commonly known as 4 Foxhall Close, Nashville, TN 37215.

True Copy Certification

I, Andrew J. Bellm, Esq., 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 February 14, 2024.

Affiant Signature

Date: February 20, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 20th day of February, 2024.

Notary's Signature

My Commission Expires: 1-11-26

Notary's Seal

LYNNE B. JERVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 11, 2026

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