Karen Johnson
Batch # 1103408
02/22/2024 08:36:46 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240222-0012052

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

EXECUTOR'S QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills To:	Map & Parcel Number
Richard True and Shao Chun MA 3415 West End Ave. Str. 512 Nashville, TN 37203	Same as New Owners	Map 32-7, Parcel 62

Helen Carney True, hereinafter referred to as "Decedent", died on February 12, 2023, leaving a Will dated September 11, 2008. The Will was admitted to Probate on August 16, 2023, in the Probate Court for Davidson County, Tennessee, Docket Number 23P-1452. The Will named Richard Martin True 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 Helen Carney True, Richard Martin True, Executor, and sole heir of the Helen Carney True Estate, quitclaims to Richard M. True and Shao Chun MA, as joint tenants with right of survivorship, all right, title and interest in the following described real estate in Davidson County, Tennessee:

> A house and lot located in Davidson County, Tennessee, being Lot No. 96 on the Plan of Dr. V. S. Lindsley'a Addition to Edgefield, now East Nashville, as of record in Book 57, page 25, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 96 fronts 50 feet on the Westerly side of Stockell Street and runs back between parallel lines 174 ¼ feet to an alley.

Being the same property conveyed to Helen Carney True by Executor's Quitclaim Deed of record in Instrument No. 20231229-0099934, Register's Office for Davidson County, Tennessee.

This is improved property known as 818 Stockell Street, Nashville, TN 37207.

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 HELEN CARNEY TRUE

x Richard Martin True

By: RICHARD MARTIN TRUE, Executor

STATE OF TENNESSEE }
COUNTY OF SUMNER }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard Martin True, 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 19th 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 DAVIDSON }

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).

x _____
AFFIANT

Sworn to and subscribed before me this the 19th day of February 2024.

_____
NOTARY PUBLIC

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