Karen Johnson Davidson County
Batch# 1113739 DEEDQC
03/21/2024 12:28:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240321-0019620

PROPERTY TAX INFORMATION:

Joyce White
405 Ross Drive
Smyrna, Tennessee 37167

THIS INSTRUMENT PREPARED WITHOUT OPINION OF TITLE BY:

Anthony J. Cain
McCarter | East, PLLC
219 West Main Street
Woodbury, TN 37190

SEND TAX BILL TO: Joyce White, 405 Ross Drive, Smyrna, Tennessee 37167

EXEMPT FROM TRANSFER TAX BY T.C.A. SECTION 67-4-409-(a)(1)(C)(iv)

Map: 033 04 0 Parcel: 051.00

EXECUTOR'S QUITCLAIM DEED

ALVIN BOYD SANDERS died on March 7, 2023, leaving a Will dated September 17, 1980. The Will was admitted to probate on August 18, 2023, in the Seventh Circuit Court of Davidson County, Tennessee. The Will named JOYCE WHITE as Executor. JOYCE WHITE was appointed Executor and is duly qualified pursuant to the laws of the State of Tennessee. All debts of the decedent have been paid. 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 ALVIN BOYD SANDERS, JOYCE WHITE, Executor of the Estate of ALVIN BOYD SANDERS, quitclaims to JOYCE WHITE, CAROL GRICE, and DOUGLAS WILFORD COTTON, III, as tenants in common, the estate interest in the following described real estate located in Davidson County, Tennessee and being more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being known as Lot No. 38 on the Plan of Gatewood, Section I, as of record in Book 3300, pages 47 thru 52, Register's Office for Davidson County, Tennessee.
>
> EXCEPT the following INCLUDED in the above description but EXCLUDED from this conveyance, the following described property, to-wit:
>
> Being part of Lot No. 38, on the Plan of Gatewood, Section I, as of record in Book

3300, pages 47 thru 52, Register's Office for Davidson County, Tennessee.

Beginning at a point in the Northeast corner of said Lot No. 38, and runs with the East line of said Lot Southerly 25 feet to a point; thence North 62 degrees 39 minutes 05 seconds West, 128 feet to a point; thence South 27 degrees 20 minutes 55 seconds West, 113 feet to a point in the East margin of Hardaway Drive; thence with said margin Northerly 105 feet to a point; thence with said margin and continuing with the South margin of Alta Loma Road around a curve to the right 50 feet to a point; thence continuing with the South margin of Alta Loma Road South 62 degrees 39 minutes 05 seconds East, 130 feet to the point of beginning. Said conveyance being made to the State of Tennessee by Judgment recorded in Book 4104 page 542 to which reference is hereby made.

FOR source of title to said realty reference is made to Warranty Deed from John L. Manely and wife, Mildred E. Manely to A. B. Sanders and wife, recorded December 12, 1986, in Book 7067, Page 204, Register's Office Davidson County, Tennessee.

This property is subject to all right of ways and easements recorded or unrecorded or by prescription that a title search, deed search, or oral witness may reveal.

This improved property is known as: 601 Alta Loma Road, Goodlettsville, Tennessee 37072.

This transfer is by Quitclaim, and I make no warranties about the title.

WITNESS MY HAND on this the 30 day of March, 2024.

Joyce White

JOYCE WHITE, Executor

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, JOYCE WHITE, Executor of the Estate of Alvin Boyd Sanders, the bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL this the 20th day of March, 2024.

NOTARY PUBLIC

My Commission Expires: 06/27/2027

JESSIE ISABELLE ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Danielle Crane, 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 3/20/24 (date of document).

Danielle Crane
Affiant Signature

3/20/24
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 20 day of March, 2024

Kelly Dorsey
Notary's Signature

MY COMMISSION EXPIRES: 2/22/25

NOTARY'S SEAL

Kelly Dorsey
State of Tennessee Notary Public
Rutherford County