Karen Johnson Davidson County
Batch # 1114575 DEEDQC
03/25/2024 11:25:17 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240325-0020482

THIS INSTRUMENT PREPARED BY:
Watkins & McNeilly, PLLC
214 Second Avenue North, Suite 300
Nashville, TN 37201

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Humberto Alvarado Mora 821 Stone Hedge Court Old Hickory, TN 37138	Same	16216008500

Pursuant to the Last Will and Testament of Martha Susann Johnson, duly admitted to probate in Davidson County, Tennessee, and of record in matter number 23P-1390 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) Clerk's office, and to more particularly describe the real property devised under said Will, I, HEATHER JANEL COMER, Administrator C.T.A. of the Estate of Martha Susann Johnson, hereinafter "Grantor," do hereby quitclaim and by these presents do transfer and convey unto HUMBERTO ALVARADO MORA, his heirs and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of real property located in Davidson County, Tennessee and more fully described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 62B on the Plan of Lots 49 thru 56 and 58 thru 66 Zone Lot Division Hickory Park Villas Section 2, as of record in Plat Book 6250, page 615, Register's Office for said County, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Susann M. Johnson (being the same person as Martha Susann Johnson) by Quitclaim Deed from Leta C. Johnson of record at Instrument No. 20070402-0039342, Register's Office for Davidson County, Tennessee, and to Susann M. Johnson (being the same person as Martha Susann Johnson) and Leta C. Johnson by Warranty Deed from David W. Bradley, married, of record in Book 11453, page 160, Register's Office for Davidson County, Tennessee.

This improved property is known as 507 Bell Trace Court Antioch, Tennessee 37013.

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

Grantor conveys in her fiduciary capacity only and not individually.

WITNESS my hand this 20th day of March, 2024.

ESTATE OF MARTHA SUSANN JOHNSON

By: Heather Janel Comer
HEATHER JANEL COMER
Administrator C.T.A.

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~) Rutherford GRH

Before me, a Notary Public of State and County aforesaid, personally appeared HEATHER JANEL COMER, Administrator C.T.A. of the Estate of Martha Susann Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office this 20 day of March, 2024.

Ginger L Ledbetter
Notary Public

My Commission Expires:
08-17-2025

GINGER L. LEDBETTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Aug. 17, 2025

This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(1)(C)(iv) 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)(1)(E).