PROPERTY TAX INFORMATION:

OWNER: MICHAEL JOHN STONE
and DEBORAH ORTIZ
15 Lindor Heights
Holyoke, MA 01040

SEND TAX BILLS TO: Same

THIS INSTRUMENT PREPARED BY:

ASHLEY D. STEARNS, Attorney
Trail, Coleman & Stearns, PLLC
107 N. Maple Street
Murfreesboro, TN 37130

From Information Furnished by the Parties.

Tax Map and Parcel: 160-16-17

Exempt from transfer tax by T.C.A. Section 67-4-409(a)(3)(D).

EXECUTOR'S QUITCLAIM DEED

JANET LOUISE STONE (the "Decedent"), died on September 22, 2023, leaving a Will dated March 7, 2023. The Will was admitted to probate on November 17, 2023, in the Probate Court for Rutherford County, Tennessee, and recorded in Will Book 82, Page 72, of the Rutherford County Court Clerk's Office. The Court appointed DONALD WAYNE SCHLITT as Executor of the Decedent's Estate and the Executor was duly qualified. 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 the Decedent, the Executor has bargained and sold and does hereby convey, remise, release and forever quitclaim unto MICHAEL JOHN STONE and DEBORAH ORTIZ, all the right, title and interest of the Decedent and the Decedent's estate to that certain tract or parcel of real estate situated in Davidson County, Tennessee, being more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 188 on the Plan of Hearthstone, Phase 3, of record in Book 5200, page 509, as amended in Book 6050, page 110, said Register's Office, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Janet Louise Stone by Deed of record in Book 8066, page 219 of the Register's Office of Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. This transfer is by Quitclaim and the Executor makes no warranties about the title.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

Karen Johnson Davidson County
Batch # 1127985 DEEDQC
04/29/2024 08:48:43 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240429-0030673

WITNESS MY HAND at Murfreesboro, Tennessee, this the 19 day of April, 2024.

Donald Wayne Schlitt exe
Donald Wayne Schlitt, Executor of the Estate
Of Janet Louise Stone

STATE OF TENNESSEE)
ss.
RUTHERFORD COUNTY)

On this 19 day of April, 2024, before me personally appeared DONALD WAYNE SCHLITT, Executor of the Estate of Janet Louise Stone, to me known or who proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument (Executor's Quitclaim Deed) and acknowledged that he executed the same as his free act and deed as Executor of the Estate of Janet Louise Stone.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee.

NOTARY PUBLIC
My Commission Expires: 11-22-2025

ASHLEY D. STEARNS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY