This instrument prepared by:
Chan McCullough
905 Travelers Ct
Nashville, TN 37220

Karen Johnson
Batch # 1153903
07/03/2024 08:29:19 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240703-0050103

Address New Owners:

Chan McCullough, and
Chris Ryans & Doug Ryans & Katie Beasley
905 Travelers Ct
Nashville, TN 37220

Send Tax Bills to:
SAME

EXECUTOR'S QUITCLAIM DEED

Araminta McCullough Williams (hereinafter referred to as the "Decedent") died on February 27, 2024, leaving a Last Will and Testament dated December 17, 1997. The Last Will and Testament was admitted to the Chancery Court of Williamson County, Tennessee, on April 16, 2024 and Chan McCullough and Nancy M. Ryans were recognized by the Court as Executors. Letters Testamentary were issued on that same date; and, by these Letters, Chan McCullough and Nancy M. Ryans were empowered to enter upon the execution of said Will and to administer this estate as required by law. Debts of the Decedent have been paid. The Executor, by signing this Executor's Quitclaim Deed, releases any right the Executor has to recover this property in the event of the insolvency of Decedent's estate.

THEREFORE, IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, Chan McCullough and Nancy M. Ryans Executors of the Estate of Araminta Williams (hereinafter referred to as "Grantor"), by these presents and for the purpose of administering said estate, does hereby quitclaim and convey unto Chan McCullough, a ½ undivided interest; and then, unto Chris Ryans and Doug Ryans and Katie Beasley a 1/6 undivided interest each (hereinafter collectively referred to as "Grantee"), their successors and assigns, any and all right, title, and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

1608 Marshall Hollow Dr #201, Nashville, TN 37203
Map & parcel: 105071A20100CO

A certain condominium located in Davidson County, Tennessee, being Unit No. Al2-201 of Southgate Condos, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Southgate Condos of record in Instrument Number 201801 18-0005186, amended at Instrument No. 20190613-0057134 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof and all easements, rights, and interest in favor of other unit owners, and all Sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit D to said Master Deed; together with a percentage

interest in the common elements and voting percentage as set forth in Exhibit C to said Master Deed.

This being the same property conveyed by Nancy Ryans and Chan McCullough, Trustees for the Talton Williams 1997 Marital Trust unto Araminta Williams by Quitclaim Deed of record instrument #20230324-0021323, Register's Office for Davidson County, Tennessee, recorded on March 24, 2023.

The legal description stated above has been taken from the prior Warranty/Quitclaim Deed conveying the interest in said property to the Decedent. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties about the title. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 28th day of June, 2024.

Nancy M Ryans

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me Kathryn H. Sloan, a Notary Public of this County, Chan McCullough and Nancy M. Ryans, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are the Executors of the Estate of Araminta Williams and that they executed the within instrument for the purposes therein contained for and on behalf of said estate.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of June, 2024.

Commission expires 8-10-25 Notary Public Kathryn H. Sloan

KATHRYN H. SLOAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is -0-.

Nancy M Ryans

AFFIANT

Subscribed and sworn to me this 28th day of June, 2024.

Commission expires 8-10-25 Notary Public Kathryn H. Sloan

KATHRYN H. SLOAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(D).