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

Karen Johnson
Batch # 1153903
07/03/2024 08:29:19 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240703-0050104

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:

1260 Martin St #201, Nashville, TN 37203 **Map & parcel: 105071A20100CO**

Land in Davidson County, Tennessee, being Unit No. 201 of the 1260 Martin Condominium, described in the Declaration for the 1260 Martin Condominium, of record in Instrument No. 20160115-0004408, amended in Instrument Nos. 20160211 -0013466, 20170724 -0074509, 20170918-0095139, 20070919-0095966 and 20180227-0018384; assign of rights in Instrument No. 20180228-0018775, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "B" to said Declaration, said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Araminta Williams by Nancy M. Ryans and Chan McCullough

as co-trustees of the Talton Williams 1997 Marital Trust. Said deed was recorded on January 5, 2023, Instrument No. 20230105-0000789 in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Subject to the Declaration for The 1260 Martin Condominium of record in Instrument No. 20160115-0004408, amended in Instrument Nos. 20160211-0013466, 20170724-0074509, 20170918-0095139, 20170919-0095966, 20170724-0074509, 20170918-0095139 and 20170919-0095966, 20180227-0018384 assign of rights in Instrument No. 20180228-0018775, Register's Office for Davidson County, Tennessee.

Subject to the Declaration for The Finery Master Condominium of record in Instrument No. 20150807-0079087, Corrected in Instrument No. 20151005-0101050, amended in Instrument Nos. 20160601-0054729 and 20161118-0121688, Register's Office for Davidson County, Tennessee.

Easement for Purpose of Public Street Right of Way, recorded in Instrument No. 20151109-0113800.

Restrictions and Covenants for Stormwater Facilities and Systems recorded at Instrument No. 20151005-0101365.

All Matters set out in Metro Ordinance No. BL2013-403 recorded at Instrument No, 20130917-0097688.

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 MY HAND this 25 day of June, 2024

ESTATE OF ARAMINTA WILLIAMS -GRANTOR

By: _____
Chan McCullough, Executor

_____,
Nancy Ryans, Executor

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, at office, this 28th day of June, 2024.

Kathryn H. Sloan
Notary Public

My Commission Expires: 8-10-25

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.

AFFIANT

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

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

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

KATHRYN H. SLOAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY