KIMBERLY HANAFUSA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Executor's Quitclaim Deed

The actual consideration or value for this transfer is $ 0.00 (Exempt) .

AFFIANT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

SWORN TO AND SUBSCRIBED before me this 8th day of August 2024.

NOTARY PUBLIC
My Commission Expires: 3/20/2028

Karen Johnson Davidson County
Batch # 1170398 DEEDQC
08/15/2024 04:04:40 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240815-0062633

This space for Register of Deeds

This instrument was prepared by: Robert H. Lewis, Jr., Lewis & Ellis, An Association of Lawyers, 2412 Eugenia Avenue, Nashville, Tennessee 37211

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP / PARCEL NO.
John Gordan Christiansen Cynthia Christiansen Ellis 8100 Ridgewood Rd. Goodlettsville, TN 37072	New Owner	042 02 0 / 013.00

In further fulfillment of the terms of the ***Last Will and Testament*** of MILTON GORDON TANKSLEY, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **JOHN CHRISTIANSEN**, Executor of the **Estate of MILTON GORDON TANKSLEY**, the GRANTOR herein, by these presents do transfer, quitclaim, and convey unto:

JOHN GORDON CHRISTIANSEN and **CYNTHIA CHRISTIANSEN ELLIS**, the GRANTEES herein, their heirs and assigns, all right, title, and interest, equitable and otherwise, in a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, WHICH SUCH EXHIBIT IS INCORPORATED AND ADOPTED HEREIN BY REFERENCE,

The above description is the same as in the previous deed(s) of record.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances, restrictions, and all matters of record in the Davidson County Register's Office as may affect the premises including but not limited to the following:

Real Property Taxes for the year 2024.

This is improved property known as: 801 Falcon Drive, Madison, TN 37115.

Executor, by signing this Deed, declares that the Estate of MILTON GORDON TANKSLEY is solvent, and has no outstanding claims nor taxes due. Executor releases any right Executor has to recover this property in the event of subsequent insolvency of this Estate.

Witness my hand this 8th day of August 2024.

Estate of MILTON GORDON TANKSLEY

By: _____
JOHN CHRISTIANSEN
Executor

STATE OF TENNESSEE }
}
COUNTY OF DAVIDSON }

Personally appeared before me, Kimberly Hanafusa, a Notary Public in and for said County and State, the within named JOHN CHRISTIANSEN, Executor for the Estate of MILTON GORDON TANKSLEY, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument as Executor for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee this 8th day of August 2024.

_____
NOTARY PUBLIC

My Commission Expires: 3/20/2028

KIMBERLY HANAFUSA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 125 on the Plan of Section 6, Bonnie Brae Subdivision, as of record in Book 4300, page 21, Register's Office for Davidson County, Tennessee.

Beginning at a point in the Northeasterly side of North Summerfield Drive, the common front corner of Lots No. 124 and 125 on the said Plan; thence north 36°47" East 213.00 feet to a point; thence southeasterly 233.6 feet to a point; the northerly margin of Falcon Drive; thence with the margin of the same, South 43°06" West 169.75 feet to a point which is the beginning of a curve; thencearound said curve, 37.69 feet to a point in the northeasterly margin of North Summerfield Drive, thence with the margin of the same North 53° 13" West 190.0 feet to the beginning.

Being the same property conveyed to Milton G. Tanksley by deed from Charles B. Buchanan and wife, Bessie M. Buchanan of record in Book 4538, page 636, Register's Office for Davidson County, Tennessee.

Being all the same property conveyed to Milton G. Tanksley and wife, Jean M. Tanksley, by deed from Milton G. Tanksley, recorded June 26th 1981 and of record in Book 5762, page 213, Register's Office for Davidson County, Tennessee.

The said Jean M. Tanksley having died November 9, 1997, leaving her husband, Milton G. Tanksley(a/k/a Milton Gordon Tanksley) as surviving tenant by the entirety. Milton Gordon Tanksley died testate in Davidson County on January 24, 2024, Probate Case **#24P-457**, and under **Article VI** of said Last Will devised the aforesaid property to John Gordon Christiansen and Cynthia Christiansen Ellis. Further, the said Will of Milton Gordon Tanksley under **Article III** named John Christiansen as Executor, and under **Article I** granted Executor authority "to execute all conveyance necessary" to transfer real property of said Will.