Pick Up

This instrument was prepared based upon information provided by the parties without the benefit of a title search.	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) T.C.A. § 67-4-409(a)(1)(C)(iv) exempts this instrument from tax.

THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
130 Fourth Avenue South; P. O. Box 40, Franklin, Tennessee 37065
Telephone (615) 790-2444; Facsimile (615) 790-2951

Address of Owners	Address of Property	Send Tax Bills To	Map/Parcel Nos.
2959 Sweethome Road	241 Hearthstone Manor	Owner	
Chapmansboro, TN 37035	Brentwood, TN 37027		160150A04400CO

EXECUTOR'S QUITCLAIM DEED

Betty Jane McPeak (also known as Betty McPeak Ellsworth) died on May 6, 2024 leaving a Last Will and Testament dated March 8, 2022 (hereinafter referred to as the "Will"). The Will was admitted to Probate on May 23, 2024 in the Chancery Court for Williamson County, Tennessee, Probate Division, Case No 24PR-13762. John A. McPeak is the duly appointed Executor of the Estate.

All debts of the Decedent have been paid. The Bureau of Tenn Care has issued a release of liability which was filed with the Chancery Court on June 25, 2024.

The Executor, by signing this Executor's Quitclaim Deed, releases any rights 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 Betty Jane McPeak, the Executor hereby quitclaim to **Stephanie J. Watkins,** all right, title and interest in the following described real estate in Davidson County, Tennessee, to-wit:

> Being Unit 44, on the Plan of Hearthstone Manor, Phase 4, a Planned Unit Development, which is of record in the Register's Office for Davidson County, Tennessee, in Book 6250, Page 990, reference to which is hereby made for a more detailed description of said property, which has the address of 241 Hearthstone Manor, Brentwood, Tennessee 37027.

Karen Johnson Davidson County
Batch # 1174390 DEEDQC
08/26/2024 09:42:25 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240826-0065313

The above-described property is subject to certain easements, covenants, exceptions, conditions, restriction and/or limitations as shown of record in Deed Book 203, page 742, and Deed Book 107, page 431, in the Register's Office for White County, Tennessee.

Being the same property conveyed to Betty McPeak Ellsworth (also known as Betty Jane McPeak) by Partition Deed from Lucius F. Ellsworth and Betty M. Ellsworth, husband and wife, of record in Book 8783, page 605, Register's Office for Davidson County, Tennessee.
This transfer is by Quitclaim and the Executor makes no warranties about the title.

Witness my hand at Franklin, Tennessee, this 21st day of August, 2024.

John A. McPeak, EXECUTOR

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named **John A. McPeak**, with whom I am personally acquainted and who acknowledged that he is the Executor for the Estate of Betty Jane McPeak, deceased, and executed the foregoing instrument with full knowledge of its contents and with full authority to convey real property under the Will and for the purposes therein contained as the Executor for the Estate.

Witness my hand and official seal this 21st day of August, 2024.



Notary Public

My Commission Expires: 7.18.2027