Karen Johnson Davidson County
Batch # 1179151 DEEDQC
09/09/2024 11:05:26 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240909-0069167

THIS INSTRUMENT PREPARED BY:

LAW OFFICE OF SHANNON WALKER, PLLC
4525 Harding Pike
Nashville, TN 37205
615.281.0121

THIS CONVEYANCE IS EXEMPT FROM THE TRANSFER TAX UNDER T.C.A. SECTION 67-4-409(a)(1)(C)(iv)

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Larry Wayne Padgett, Jr. 267 Thurman Kepley Rd. Portland, TN 37148	New Owner	116 08 0 195.00

ESTATE QUITCLAIM DEED

FOR AND IN CONSIDERATION, of no monetary consideration, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and in connection with the distribution of the ESTATE OF FRANCES B. PADGETT (the "Decedent") pursuant to the Decedent's Last Will and Testament (the "Will") which was duly admitted to probate in the Seventh Circuit (Probate) Court for Davidson County, Tennessee (Docket No. 24P-82), the undersigned

ALICE CRAFTS, on behalf of ALICE CRAFTS C.P.A., LLC, as EXECUTOR of the ESTATE OF FRANCES B. PADGETT

(herein referred to as "Grantor"), by these presents does hereby quitclaim unto

LARRY WAYNE PADGETT, JR.

(herein referred to as "Grantee"), Grantee's successors and assigns, all the interest of the Grantor and the Decedent's estate in and to a certain tract or parcel of land situated in Davidson County, Tennessee (the "Property"), more particularly described in EXHIBIT "A" attached hereto and incorporated herein by reference (the "Property").

The description in EXHIBIT "A" is prepared from information furnished to the preparer without the benefit of a title examination; and no representation as to the accuracy thereof is made, intended or to be implied. The preparer of this instrument makes no representation as to the status of the title of the property described and quitclaimed herein.

This instrument and the interest hereby quitclaimed are subject to the same limitations, restrictions and encumbrances as may affect the Property.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 6th day of September 2024.

ESTATE OF FRANCES B. PADGETT

ALICE CRAFTS, on behalf of
ALICE CRAFTS C.P.A., LLC
Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, ALICE CRAFTS, on behalf ALICE CRAFTS C.P.A., LLC, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the sole member of ALICE CRAFTS C.P.A. and the court appointed Executor for the Estate of Frances B. Padgett and that she as such Executor, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing her name as Executor

WITNESS my hand, at office, this 6th day of September 2024.

Notary Public

SHANNON D. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

My Commission Expires: March 3, 2025

EXHIBIT "A"
(to Estate Quitclaim Deed)

Legal Description of the Property

Land in Davidson County, Tennessee:

Being the southerly one-half (1/2) of Lot No. 58 on the Plan of Kenner-Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421, Page 100, Register's Office for said County.

Said southerly one-half of Lot No. 58 fronts 50 feet on the westerly side of Kenner Avenue and runs back between parallel lines 200 feet to a dead line.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Being the same property conveyed by Warranty Deed from JAMES C. CATIGNANI, unmarried, to FRANCES B. PADGETT, unmarried, dated November 8, 1999, of record in Book 11736, Pages 392-394, Register's Office for Davidson County, Tennessee.

This is an improved property, known as 193 Kenner Avenue, Nashville, TN 37205.

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