Karen Johnson
Batch # 1179482
09/10/2024 09:22:10 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240910-0069570

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

Address New Owners:

Chan McCullough
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, (hereinafter 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:

922 Joseph Av, Nashville, TN 37207 **Map & parcel: 82-3-21**

Land in Davidson County, Tennessee, beginning at a point on the west margin of Joseph St, 407 feet north of Cleveland St; running parallel with Cleveland St, 147 feet to an iron pin in the easterly margin of a 12 foot alley; thence northerly with the easterly margin of said alley 50 feet to an iron pin; thence, easterly parallel with Cleveland St 146.3 feet to stake in the westerly margin of Joseph St; thence southerly, with the west margin of Joseph St to the point of beginning.

This being the same property conveyed by Araminta Williams Family Partnership unto Araminta Williams by Quitclaim Deed of record instrument #20150318-0023330, Register's Office for Davidson County, Tennessee, recorded on March 18, 2015.

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 5th day of September, 2024.

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 5th day of September, 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 - .

AFFIANT

Subscribed and sworn to me this 5th day of September, 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