This instrument prepared by:
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Karen Johnson Davidson County
Batch# 1187529 DEEDQC
09/27/2024 04:09:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240927-0075232

New owner/Send tax bills to:
William T. Caruthers
6013 Cortez Court
Nashville, Tennessee 37076

Tax ID:
Ctrl Map: 086.02
Group:
Parcel: 37.00

This instrument was prepared from information supplied by the parties without counsel or advice as to legal consequences, tax related, matters or any matter related to Medicaid or TennCare benefits. No title examination or settlement has been performed and the preparer of this document shall not be responsible for any matter that could have been resolved by a title examination, settlement, legal, and/or tax related counsel.

EXECUTOR'S QUITCLAIM DEED

Myra Frances Caruthers died on September 23, 2023, leaving a Last Will and Testament. Said Last Will and Testament was admitted to probate, Case Number 23P2242 on December 11,2023, in the Probate Court of Davidson County, Tennessee. The court appointed William T. Caruthers as Executor of the Estate of Myra F. Caruthers. The Executor is duly qualified. The Executor, by signing this Deed, releases any right the Executor has to recover this property in the event of the subsequent insolvency of this Estate. The State of Tennessee, Division of TennCare has issued a release of claims, a copy of which is attached hereto.

In accordance with the provisions of said Last Will and Testament in connection with the distribution of the Estate of Myra F. Caruthers, **William T. Caruthers, Executor of the Estate of Myra F. Caruthers**, quitclaims to **William T. Caruthers**, his heirs and assigns, all right, title, and interest in the following described real estate located in Davidson County, Tennessee:

BEING Lot No. 87 on the Plan of Dodson Heights, of record in Book 2900, page 113, Register's Office for said County.

Said Lot No. 87 fronts 62.9 feet on the northerly side of Cortez Court and runs back 147.1 feet on the westerly line and 155 feet on the easterly line to a dead line in the rear on which it measures 68.7 feet.

Being the same property conveyed to William Thomas Caruthers et ux, Myra Frances Caruthers by deed from S. & F., Inc., of record in Deed Book 3338, Page 307, Register's Office of Davidson County, Tennessee. William Thomas Caruthers died March 15, 2006 leaving Myra Frances Caruthers as surviving tenant by the entirety. Myra Frances Caruthers died testate on September 23, 2023. The Last Will and Testament of Myra Frances Caruthers devises the above-described property unto William T. Caruthers (see Case Number 23P2242, Probate Clerk's Office of Davidson County, Tennessee).

This instrument and the interest hereby release and quitclaimed are subject to such taxes, restrictions, easements, ordinances, limitations, and encumbrances, as may affect the premises.

[Signature page to follow]

WITNESS my hand on this the 17th day of September 2024.

Estate of MYRA FRANCES CARUTHERS

BY: William T. Caruthers
William T. Caruthers, Executor

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public, personally appeared William T. Caruthers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Executor of the Estate of MYRA FRANCES CARUTHERS, and that as such Executor, being authorized so to do, executed the foregoing instrument for the purposes of therein contained by signing the name of the Estate as the Executor thereof.

Witness my hand and official seal this the 17th day of September 2024.

Elizabeth Gracyalny
NOTARY PUBLIC

ELIZABETH GRACYALNY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 12-29-2026

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $ -0-.

This conveyance is exempt from transfer tax pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(C)(iv).

AFFIANT

Subscribed and sworn to before me this the 17th day of September 2024.

Elizabeth Gracyalny
NOTARY PUBLIC
My Commission Expires: 12-29-2026

ELIZABETH GRACYALNY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Quincy Salam, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 17, 2024.

Quincy Salam Date: 9/27/2024

Quincy Salam

STATE OF TENNESSEE
COUNTY OF WILSON

Sworn and subscribed before me this 27th day of September 2024.

Elizabeth Gracyalny
NOTARY PUBLIC
My commission expires: 12-29-2026

