Karen Johnson
Batch # 1192322
10/10/2024 10:50:41 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20241010-0078737

THIS INSTRUMENT PREPARED BY:

BADDOUR LAW LLP
123 South First Street
Pulaski, Tennessee 38478

EXECUTOR'S QUITCLAIM DEED

Address New Owner As Follows:	Send Tax Bills To:	Map Parcel Numbers
Sean Lopano	303 Mountainside Drive Nashville, TN 37215	131-15-73

RALPH P. CADENHEAD having died on October 6, 2023, and leaving a will dated August 24, 2020. The will was admitted to probate on January 25, 2024 in the Chancery Court, Giles County, Tennessee, Docket Number P-2309-24. The will named WILLIAM RAY CADENHEAD as executor. The executor is duly qualified. All debts of the decedent have been paid. No Tennessee Inheritance Tax return is owed pursuant to Tenn. Code Ann. §§67-8-318, 425 and 507. 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. In accordance with the provisions of the will of RALPH P. CADENHEAD, WILLIAM RAY CADENHEAD, Executor, quitclaims to SEAN LOPANO all right, title and interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 359 on the plan of Seven Hills, Section 8 of record in Book 3300, page 14, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Ralph P. Cadenhead by deed of record as instrument number 20061121-0144572, Register's Office of Davidson County Tennessee, to which reference is hereby made.

This is improved property known as: **303 Mountainside Drive, Nashville, Tennessee.**

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEED OF RECORD.

THIS DEED PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES. THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO NOR HAS CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. NO REPRESENTATIONS OR WARRANTIES HAVE BEEN MADE BY THE PREPARER

WITH RESPECT TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 10th day of October, 2024.

THE ESTATE OF
RALPH P. CADENHEAD

William Ray Cadenhead

William Ray Cadenhead, Executor

STATE OF TN)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared WILLIAM RAY CADENHEAD, 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 RALPH P. CADENHEAD, the within named bargainor, an Estate, and that he in said capacity executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate by himself as Executor.

WITNESS my hand, at office, this 10th day of October, 2024.

Stephanie Josephs

Notary Public

My Commission Expires: 3.3.26

Stephanie Josephs STATE OF TENNESSEE NOTARY PUBLIC Robertson

THIS TRANSACTION IS EXEMPT FROM TAX PURSUANT TO TENN. CODE ANN. §67-4-409(A)(3)(D) & TENN. CODE ANN. § 67-4-409(A)(5).