Karen Johnson Davidson County
Batch# 1212930 DEEDQC
12/05/2024 03:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241205-0094642

Prepared by: Wessley Inscoe, Attorney, 1503 16th Ave S, Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

STEVEN G. ADAMS, Executor of the
ESTATE OF LEON SCHMIDT MCAULAY, deceased

TO

STEVEN G. ADAMS

EXECUTOR'S QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY executed this 3rd day of December 2024, by and between STEVEN G. ADAMS, Executor of the ESTATE OF LEON SCHMIDT MCAULAY, deceased, ("Grantor"), and STEVEN G. ADAMS, ("Grantee"),

WITNESSETH:

Leon Schmidt McAulay died testate April 18, 2024. The Last Will and Testament of Leon S. McAulay, executed October 22, 2014, was admitted to probate in the Seventh Circuit (Probate) Court for Davidson County, Tennessee, Case No. 24P1195, on June 10, 2024. The Grantor does hereby transfer to Grantee, all right, title, and interest in and to certain realty situated in Davidson County, State of Tennessee, described as follows, to-wit:

> BEING known as Tract No. 1 on the plan of Feller Brown of record in Plat Book 6200, page 928, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.
>
> BEING the same property conveyed to Dorothy S. McAulay and Leon S. McAulay, unmarried persons, by deed from Tony Lee Dorris and wife, Mitzi L. Dorris, dated April 27, 1995, and recorded May 02, 1995, in Book 9660, Page 201, in the Register's Office for Davidson County, Tennessee.
>
> Dorothy S. McAulay predeceased Leon Schmidt McAulay on September 09, 2007, leaving Leon Schmidt McAulay the sole owner of the said property in fee simple.
>
> Said property is conveyed subject to all easements, limitations, restrictions,

encumbrances, and other matters of record as may affect the premises.

Subject property is improved property having an address of 3530 Brick Church Pike, Nashville, TN 37207.

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty this 3rd day of December, 2024.

STEVEN G. ADAMS, Executor of the
ESTATE OF LEON SCHMIDT MCAULAY, deceased

STATE OF TENNESSEE :
:
COUNTY OF Davidson :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **STEVEN G. ADAMS**, Executor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal this 3rd day of December, 2024.

My Commission Expires: 1-28-26

Notary Public

JENNIFER WHEELER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026

Property Owner(s) Name and Mailing Address	**Person or Entity Responsible for Payment of Property Taxes**
Steven G. Adams 3530 Brick Church Pike Nashville, TN 37207	Same/Owner
Property Address	**Map and Parcel No.**
3530 Brick Church Pike Nashville, TN 37207	Map: 50 Parcel: 18

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(1)(C)(iv) as a deed executed by an Executor to implement a testamentary devise.

Tennessee Certification of Electronic Document

I, Jennifer Wheeler, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document.

Jennifer Wheeler
Affiant Signature

12.3.24
Date

State of Tennessee)
)
County of Davidson)

Sworn to and subscribed before me this 5 day of December, 2024.

Alexandra Hulme
Notary's Signature

MY COMMISSION EXPIRES: 5/8/28

