Karen Johnson
Batch # 1222968
01/03/2025 09 07 36 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250103-0000504

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:

1500 14th Ave N **Map & parcel 81-16-36**

Land in Davidson County, Tennessee, being the southerly 41 2/3 feet on Lot No. 226 on the plan of McGavock, Wetmore, & Others Second Addition, called the addition to the town of McGavock, as of record in Book 21, Page 41, Register's Office for said county

Said part of Lot No. 226 fronts 41 2/3 feet on the easterly side of 14th Av N, formerly Alberta Av, and runs back between parallel lines with the northerly margin of Heiman St, 170 feet to an alley

Being the same property conveyed from Araminta Williams Family Partnership to Araminta Williams by Quitclaim Deed of record instrument # 20220531-0062211, R.O.D.C. TN and the legal description was subsequently corrected by Scrivener's Affidavit of record instrument # 20230105-0000787 said Register's Office.

WITNESS our hands this 20th day of November, 2024.

Nancy M Ryans

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me Alicia Caston, 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 20th day of November, 2024.

ALICIA CASTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Commission expires 7/7/2027 Notary Public Alicia Caston

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

ALICIA CASTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

AFFIANT

Subscribed and sworn to me this 20th day of November, 2024.

Commission expires 7/7/2027 Notary Public Alicia Caston

This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(3)(D).