BILL GARRETT, Davidson County
Trans:T20140053458 DEEDQC
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THIS INSTRUMENT PREPARED BY:
BECK & BECK, Attorneys at Law, PLLC
4205 Gallatin Road
Nashville, TN 37216

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One ($1.00) Dollar.

AFFIANT

Subscribed and sworn to before me this 17th day of July, 2014.

KAREN BURNETTE
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 12-6-2016

ADDRESS NEW OWNERS:
Judith LeRoy
2135 Dearborn Dr.
Nashville, TN 37214

SEND TAX BILLS TO:

Same

MAP:084-13-0-020.00

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EXECUTOR'S QUITCLAIM DEED

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KNOW ALL MEN BY THESE PRESENTS that I, JUDITH LEROY, being one and the same person, am affecting this quitclaim as a means of clarifying the title to this property. Under the laws of Probate of the State of Tennessee, the estate of ROBERT J. LEROY was probated in the Circuit Court of Davidson County, Tennessee, Probate Division, No. 14P-374 on March 13, 2014, JUDITH LEROY, was named Executor of the Estate of ROBERT J. LEROY. (See attached Letters Testamentary). For and in consideration of the sum of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, JUDITH LEROY, has bargained and sold according to the Last Will and Testament of ROBERT J. LEROY, and hereby [convey,] remise, release and forever quitclaims to herself, JUDITH LEROY, and all of her heirs and assigns, such of her right, title and interest in and to a certain tract [parcel] of land in Davidson County, Tennessee, as will create an estate in and to said tract [parcel] of land, known as **2135 Dearborn Dr., Nashville, TN 37214**, which is described as follows:

Being Lot No. 95 on the Plan of Donelson Hills, as of record in Book 2331, page 22, and 23, Register's Office for said County.

Said lot fronts 100 feet on the southeasterly side of Dearborn Drive, and runs back 147.7 feet on the northeasterly line and 185.9 feet on the southwesterly line to a dead line in the rear on which it measures 105 feet.

Being the same property conveyed to Sarah C. Mastbrook by deed from Betty P. Selph, a widow, as of record in Book 3854, page 564, Register's Office for said county.

Being the same property conveyed to Robert J. LeRoy and wife, Pauline LeRoy by deed from Sarah C. Mastbrook, as of record in Book 4295, page 555, Register's Office for said county.

Pauline LeRoy having since died her date of death being October 14, 1979, her interest in the described property vested entirely to her husband, Robert J. LeRoy. Robert J. LeRoy having since remarried to Judith LeRoy. Robert J. LeRoy having since died on November 27, 2013, leaving all his property to his wife, Judith LeRoy, according to his Last Will and Testament.

This conveyance is made subject to restrictive covenants of record in Book 2396, page 365, said Register's Office.

WITNESS my hand this 9 day of July, 2014.

Judith LeRoy, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Karen Burnette, a Notary Public, in and for said County and State, **JUDITH LEROY**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this the 9 day of July, 2014.

KAREN BURNETTE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
MY COMMISSION EXPIRES: 12-6-2016

SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

LETTERS TESTAMENTARY

14P374

To JUDITH FRANCES LEROY :

It appearing to the Court that ROBERT J LEROY has died leaving a written will, in which you are appointed Executrix, which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you.

These are, therefore, to empower you, the said JUDITH FRANCES LEROY to enter upon the execution of said will, and take into your possession all of the property, and to make, within sixty days from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.

Witness, Richard R. Rooker, Clerk of the Probate Court, at office, this March 13, 2014 .

Richard R. Rooker, Clerk

D. C.

STATE OF TENNESSEE
DAVIDSON COUNTY

I, Richard R. Rooker, Clerk of the Probate Court of [illegible] County, do hereby certify that the foregoing is a true and perfect copy of LETTERS TESTAMENTARY, issued to JUDITH FRANCES LEROY, Executrix of the estate of ROBERT J LEROY deceased, and I do further certify that JUDITH FRANCES LEROY is still acting Executrix of the estate of ROBERT J LEROY, and acts as such are entitled to full faith and credit, as appears from the records in my office at Nashville, Tennessee.

Witness my hand and official seal, at this office this the 13th day of March, 2014.

Richard R. Rooker, Clerk

D. C.