Bill Garrett Davidson County
Batch# 15275 DEEDQC
10/19/2017 08:37:23 AM 2 pgs
Fees: $13.00 Taxes: $333.00

20171019-0106940

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203-A
Nashville, TN 37215

No title search was performed in the preparation of this Quitclaim Deed.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $-90,000.00

Barbara M Jenkins
Affiant

Subscribed and sworn to before me this 17th day of August, 2017.

Notary Public

My Commission Expires: 7/7/18

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Barbara M. Jenkins 1692 Sunset Rd Brentwood, TN 37027	New Owner	14705001500

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Barbara M. Jenkins, individually and as the Executrix of the Estate of Ethel Barnes McCoy, Ashley Turner Roberts, Kristi Turner, and David L. Turner, III,** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey unto **Barbara M. Jenkins,** its heirs and assigns all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being Lot No. 236 on the Plan of Caldwell Hall, Section I, Revised, as of record in Book 2900, Page 57 said Register's Office.

Said Lot fronts 85 feet on the northerly margin of Blackman Road and extends back between lines 152 feet on the westerly line and 157.4 feet on the easterly line to a dead line, measuring 85 feet thereon.

Being the same property conveyed to W.E. McCoy and wife, Ethel B. McCoy by Warranty Deed of record in Book 3034, Page 613, Register's Office for Davidson County, Tennessee. W.E. McCoy having died March 31st, 2011 and title to the herein described property vested in his widow, Ethel B. McCoy as the surviving tenant by the entirety. Ethel B. McCoy and Ethel Barnes McCoy being one and the same person.

Ethel B. McCoy having died on July 19th, 2016 in Davidson County, Tennessee. Last Will and Testament of Ethel Barnes McCoy of record in Probate Docket No. 16P1683 in the Seventh Circuit for Davidson County, Tennessee. Letters Testamentary issue Barbara M. Jenkins as the Executrix of the Estate of Ethel Barnes McCoy. The Devisees under the Last Will and Testament of Ethel Barnes McCoy are Barbara M. Jenkins, Ashley Turner Roberts, Kristi Turner, and David L. Turner, III.

This is improved property known as 340 Blackman Road Nashville, TN 37211.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2017 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of August, 2017.

Barbara M. Jenkins, as Executrix of the Estate of Ethel Barnes McCoy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barbara M. Jenkins, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is Executrix of The Estate of Ethel Barnes McCoy, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 17th day of August, 2017.

Notary Public

My Commission Expires: 7/7/18

PATRICIA A. MCCLAIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Ashley Turner Roberts

Kristi Turner

David L. Turner, III

Barbara M. Jenkins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ashley Turner Roberts, Kristi Turner, David L. Turner, III, and Barbara M. Jenkins, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of August 2017.

Notary Public

My Commission Expires: 7/7/18

PATRICIA A. MCCLAIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY