Karen Johnson Davidson County
Batch# 307411 DEEDQC
10/29/2019 09:55:47 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20191029-0110739

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 25th day of October, 2019

Notary Public

My Commission Expires: July 9, 2022

AMANDA PEDIGO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 9, 2022

ADDRESS NEW OWNERS:
Philip N. Winfrey
1445 Ardee Ave.
Nashville, TN 37216

SEND TAX BILLS TO:
Same

MAP AND PARCEL: 72-4
PARCEL: 234

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EXECUTOR'S QUITCLAIM DEED

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KNOW ALL MEN BY THESE PRESENTS that I, Philip N. Winfrey, for the Estate of ERNEST LEE WINFREY, 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 ERNEST LEE WINFREY was probated in the Probate Court of Davidson County, No. 19P980 on May 24, 2019. Philip N. Winfrey, was named Executor of the Estate of ERNEST LEE WINFREY. (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, Philip N. Winfrey, has bargained and sold and hereby [convey,] remise, release and forever quitclaims to Philip N. Winfrey and all of his heirs and assigns, such of their 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, which is described as follows:

Being Lot No. 10 on the Map of the Resubdivision of part of Country Club Estates, as of record in Book 1424, page 126, Register's Office for Davidson County, Tennessee,

Said Lot No. 10 fronts 70 feet on the easterly side of Ardee Avenue and runs back between parallel lines 175 feet to a dead line.

BEING the same property conveyed to Ernest Lee Winfrey by Quitclaim Deed from Kathleen W. Winfrey of record of Instrument No. 20040902-0106654 Register's Office for Davidson County, TN.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 25th day of October, 2019.

PHILIP N. WINFREY, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Amanda Pedigo, a Notary Public, in and for said County and State, **PHILIP N. WINFREY** 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 25 day of October, 2019.

NOTARY PUBLIC
MY COMMISSION EXPIRES: July 9, 2022

AMANDA PEDIGO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 9, 2022

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

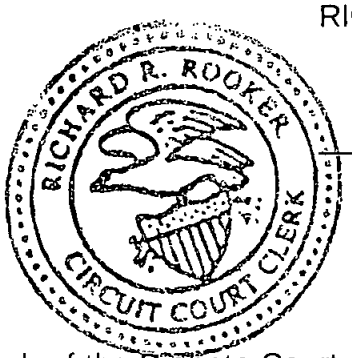
TO: **PHILIP N. WINFREY** DOCKET NO: **19P980**

*It appearing to the Court that **ERNEST LEE WINFREY** has died leaving a written Will in which you are appointed **Executor** and 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 **PHILIP N. WINFREY**, to enter upon the execution of said Will, and take into your possession all of the property, and to make, within **sixty (60) 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 **June 3rd, 2019**.*

RICHARD R. ROOKER, Clerk



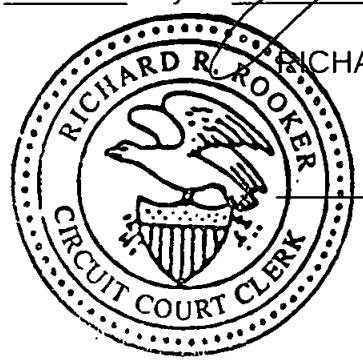
_____ D.C.

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, RICHARD R. ROOKER, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of the Letters Testamentary issued to **PHILIP N. WINFREY** as **Executor** of the estate of **ERNEST LEE WINFREY**, deceased, and I do further certify that **PHILIP N. WINFREY** is still acting **Executor** of the estate of **ERNEST LEE WINFREY** and all acts as such are entitled to full faith and credit as it appears from the official record in my office in Nashville, Tennessee, this the 3rd day of June, 2019.

RICHARD R. ROOKER, Clerk



_____ D.C.