Karen Johnson Davidson County
Batch# 352756 DEEDQC
02/04/2020 08:39:32 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200204-0012502

THIS INSTRUMENT PREPARED BY:
BECK & BECK, Attorneys at Law, PLLC
4205 Gallatin Road
Nashville, TN 37216

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

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

AFFIANT

Subscribed and sworn to before me, this 24th day of January, 2020.

Notary Public

My Commission Expires: July 9, 2022

ADDRESS NEW OWNERS:

Anthony Mangrum
1133 Riverwood Dr.
Nashville, TN 37216

SEND TAX BILLS TO:

Same

MAP AND PARCEL: 61-12
PARCEL: 89

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EXECUTORS' QUITCLAIM DEED

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KNOW ALL MEN BY THESE PRESENTS that we, James A. Mangrum and Michael Mangrum, co-executors for the Estate of EVERETT HERTENSTEIN, JR., being one and the same persons, are 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 EVERETT HERTENSTEIN, JR., was probated in the Probate Court of Davidson County, No. 19P1029 on June 27, 2019. James A. Mangrum and Michael Mangrum, were named Co-Executors of the Estate of EVERETT HERTENSTEIN, JR. (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, James A. Mangrum and Michael Mangrum, have bargained and sold and hereby [convey,]

remise, release and forever quitclaim to Anthony Mangrum 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:

> The southerly part of Lot No. 106 on the map of Eastdale Place, as of record in Book 547, Page 29, Register's Office for Davidson County, Tennessee.
>
> Said part of Lot No. 106 fronts 100 feet on the northerly side of Riverwood Drive, and runs back 175.5 feet on the easterly side and 175.3 feet on the westerly side with the easterly margin of Eastdale Avenue to the southerly line of the Conyer (formerly Gordon) Lot and measures 149 feet, more or lest, thereon.
>
> Being the same property conveyed to Everett Hertenstein, Jr., by Quitclaim Deed from Lucille Hertenstein of record in Book 5771, page 761, 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 23 day of January, 2020.

James A. Mangrum
JAMES MANGRUM, Co-Executor

Michael Mangrum
MICHAEL MANGRUM, Co-Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Amanda Pedigo, a Notary Public, in and for said County and State, **JAMES MANGRUM,** 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 executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this the 24th day of January, 2020.

Amanda Pedigo
NOTARY PUBLIC
MY COMMISSION EXPIRES: July 09, 2022

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Amanda Pedigo, a Notary Public, in and for said County and State, **MICHAEL MANGRUM,** 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 executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this the 23rd day of January, 2020.

Amanda Pedigo
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: **MICHAEL MANGRUM and JAMES ANDREW MANGRUM** DOCKET NO: **19P1029**

*It appearing to the Court that **EVERETT HERTENSTEIN JR.** has died leaving a written Will in which you are appointed **Co-Executors** 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 **MICHAEL MANGRUM and JAMES ANDREW MANGRUM**, 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 27th, 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 **MICHAEL MANGRUM and JAMES ANDREW MANGRUM** as **Co-Executors** of the estate of **EVERETT HERTENSTEIN JR.**, deceased, and I do further certify that **MICHAEL MANGRUM and JAMES ANDREW MANGRUM** are still acting **Co-Executors** of the estate of **EVERETT HERTENSTEIN JR.** 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 27th day of June, 2019.

RICHARD R. ROOKER, Clerk

_____ D.C.