Karen Johnson Davidson County
Batch# 412455 DEEDQC
06/09/2020 02:15:30 PM 10 pgs
Fees: $52.00 Taxes: $0.00
20200609-0059156

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
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jeff@howardmobley.com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me this 1ST **day of** June **, 2020.**

Notary Public

My Commission Expires:

LINDSAY HAMADA NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-07-2020

This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(D).

Address of New Owner(s):	Send Tax Bills To:	Tax Map and Parcel Nos.:
Timothy W. Huffine, et al. 5411 Pisano Street Mt. Juliet, Tennessee 37122	-SAME-	054 13 0 033.00 054 13 0 034.00 064 00 0 013.00

EXECUTORS' QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Billy F. Huffine, Jr., Steven L. Huffine, Timothy W. Huffine, and Robert B. Huffine, Executors of the Estate of Geraldine Huffine, deceased (the "decedent"), who died on October 22, 2018, in connection with the distribution of the estate of the decedent pursuant to the decedent's Will that was duly admitted to probate in Davidson County, Tennessee, on December 6, 2018, and recorded under Docket No. 18P-2008

in the Seventh Circuit Court Clerk's Office (Probate Division), hereby release, remise and quitclaim unto Billy F. Huffine, Jr., Steven L. Huffine, Timothy W. Huffine, and Robert B. Huffine, as equal tenants in common, with each grantee owning an undivided one-fourth (1/4) interest, all of the right, title and interest of the decedent and the decedent's estate in and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

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

WITNESS our hands this 14 day of January, 20120.

Billy F. Huffine, Jr.

Billy F. Huffine, Jr., Executor

STATE OF TENNESSEE)
COUNTY OF Trousdale)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Billy F. Huffine, Jr., Executor, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14 day of January, 2020.

Rhonda Y Keisling
Notary Public

My Commission Expires: 3.2.21

RHONDA Y KEISLING
STATE OF TENNESSEE
NOTARY PUBLIC
TROUSDALE COUNTY

Steven L. Huffine, Executor

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven L. Huffine, Executor, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1ST day of June, 2020.

Notary Public

My Commission Expires:

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020

Timothy W. Huffine, Executor

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Timothy W. Huffine, Executor, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of January, 2020.

Notary Public

My Commission Expires: 3-7-2023

JON J. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Mar. 7, 2023

Robert B. Huffine, Executor

STATE OF TENNESSEE)
COUNTY OF Robertson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert B. Huffine, Executor, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of January, 2020.

Karen D. Bibee
Notary Public

My Commission Expires: _____

My Commission Expires:
March 2, 2021

KAREN D. BIBEE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 3-2-2021

EXHIBIT A

Legal Descriptions

(Geraldine Huffine, Gerry J. Huffine, and Gerry Huffine were one and the same person. William F. Huffine, Billy F. Huffine and Billy Huffine are one and the same person.)

054 13 0 033.00 – 3231 Lakeshore Drive, Old Hickory, Tennessee 37138

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being a part of Lot No. 14, Section 1 of the Life and Casualty Plan recorded in Plan Book 843, page 56, Register's Office of Davidson County, Tennessee, being more particularly described as follows:

Sand part of Lot No. 14 begins at a point in the center line of Pitts Avenue, now Lakeshore Drive, said point being the northwesterly corner of Lot No. 14 and the southwesterly corner of Lot No. 13 as shown on said plan; thence south 64 degrees 38 minutes east 200 feet along the common boundary line of Lots 13 and 14 to a stake; thence in a southwesterly direction 131.2 feet to a stake; thence in a northwesterly direction 200 feet to an iron spike in the center line of Pitts Avenue, now Lakeshore Drive (said point being 98 feet along the center line of said Avenue, northwardly from the southwesterly corner of Lot No. 14 and the northwesterly corner of Lot No. 15, said plan); thence northwardly along the center line of Pitts Avenue, now Lakeshore Drive, a distance of 85 feet to the beginning.

Being the same property conveyed to William F. Huffine and wife, Gerry J. Huffine, by deed from O.L. Huffine and wife, Daisy Butler Huffine, of record in Book 2644, page 61, Register's Office for Davidson County, Tennessee.

William F. Huffine predeceased Geraldine Huffine on September 8, 2015.

Geraldine Huffine subsequently died on October 22, 2018, and devised the subject property to Billy F. Huffine, Jr., Steven L. Huffine, Timothy W. Huffine, and Robert B. Huffine, as equal tenants in common, by Will recorded in the Seventh Circuit (Probate Division) Clerk's Office for Davidson County, Tennessee, on December 6, 2018 under Docket No. 18P-2008.

This is improved property known as 3231 Lakeshore Drive, Old Hickory, Tennessee 37138.

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054 13 0 034.00 – 3233 Lakeshore Drive, Old Hickory, Tennessee 37138

Land lying in Davidson County, Tennessee, more particularly described as follows:

Lot 14, SECTION 1 of LIFE & CASUALTY Subdivision, as shown on plat of record in Plat Book 843, Page 56, in the Register's Office, DAVIDSON County, Tennessee, LESS AND EXCEPT that part sold off by Warranty Deed of record in Book 2644, Page 61, in said Register's Office and being more particularly described as follows:

Said part of Lot No. 14 begins at a point in the center line of Pitts Avenue, now Lakeshore Drive, said point being the northwesterly corner of Lot No. 14 and the southwesterly corner of Lot No. 13 as shown on said plan; thence south 64 degrees 38 minutes east 200 feet along the common boundary line of Lots 13 and 14 to a stake; thence in a southwesterly direction 131.2 feet to a stake; thence in a northwesterly direction 200 feet to an iron spike in the center line of Pitts Avenue, now Lakeshore Drive (said point being 98 feet along the center line of said Avenue, northwardly from the southwesterly corner of Lot No. 14 and the northwesterly corner of Lot No. 15, said plan); thence northwardly along the center line of Pitts Avenue, now Lakeshore Drive, a distance of 85 feet to the beginning.

Being part of the same property conveyed to O.L. Huffines by deed from Life & Casualty Insurance Company of Tennessee, Incorporated, of record in Book 917, Page 387, Register's Office for Davidson County, Tennessee. O.L. Huffines and Oscar Lee Huffine are one and the same person.

Oscar Lee Huffine died on May 21, 1971, in Davidson County, Tennessee. The Last Will and Testament of Oscar Lee Huffine was duly probated by the Seventh Circuit Court for Davidson County, Tennessee, and recorded therein under docket #14P-1440. T he said Will of Oscar Lee Huffine devised the subject property to Billy Fillmore Huffine, Athel Huffine and Avery Glenn Huffine. Billy Fillmore Huffine and Billy F. Huffine are one and the same person.

The said Athel Huffine having died intestate on August 31, 1998, leaving no children or other issue, was survived by his wife, Mary Sue Huffine.

The said Mary Sue Huffine is having since died testate on September 6, 2012. The Last Will and Testament of Mary Sue Huffine was duly probated in Knox County, Tennessee, under docket #72988-3, and of record in the Office of the Probate Clerk for Knox County, Tennessee, at Will Book 205, Page 16. Mary Sue Huffine's interest in said property was conveyed by Quitclaim Deed from David James Bennett, Executor of the Estate of Mary Sue Huffine to Billy F. Huffine as of record in Instrument No. 20140922-0086518, Register's Office for Davidson County, Tennessee.

Billy Huffine died on September 8, 2015, and devised his entire interest in the subject property to Gerry Huffine by Will duly probated by the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), and recorded in the Seventh Circuit Clerk's Office (probate Division) on December 19, 2015 under Docket No. 15P-1833.

Being part of the same property conveyed to Gerry Huffine, by Executor's Quit Claim Deed from Gerry Huffine, Executor of the Estate of Billy F. Huffine, deceased, of record in Instrument No. 20160104-0000444, in the Register's Office of Davidson County, Tennessee, dated December 30, 2015 and recorded on January 4, 2016.

The aforementioned Avery Glenn Huffine having since died testate on March 12, 1997. The Last Will and Testament of Avery Glenn Huffine was duly probated by the Seventh Circuit Court for Davidson County, Tennessee, and recorded therein under docket #17P-2004. The said Will of Avery Glenn Huffine devised his interest in the subject property to Betty Cayce Huffine (as to a life estate) with remainder to Johnny Mack Huffine, Linda Faye Russ (now known as Linda Huffine Russ) and Jeanette Cribbs (now known as Jeanette Huffine Stuard). The said Betty Cayce Huffine having since died December 21, 2008.

Being the same property conveyed to Gerry J. Huffine, by deed from Linda Huffine Russ and Jeanette Huffine Stuart and Johnny Mack Huffine, of record as Instrument No. 20180201-0010096, Register's Office for Davidson County, Tennessee.

Geraldine Huffine subsequently died on October 22, 2018, and devised the subject property to Billy F. Huffine, Jr., Steven L. Huffine, Timothy W. Huffine, and Robert B. Huffine, as equal tenants in common, by Will recorded in the Seventh Circuit (Probate Division) Clerk's Office for Davidson County, Tennessee, on December 6, 2018 under Docket No. 18P-2008.

This is improved property known as 3233 Lakeshore Drive, Old Hickory, Tennessee 37138.

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064 00 0 013.00 – 3901 Old Hickory Boulevard, Old Hickory, Tennessee 37138

Being in the 4th Civil District of Davidson County, Tennessee, and described according to a survey made by Geo. W. Watkins, Surveyor, January 9, 1958, as follows:

Beginning at an iron pin on the westerly side of Old Hickory Boulevard or Tennessee Highway No. 45 at the northwest corner of said Highway and Concrete Drive, formerly Old Dupont Road, being also the southeast corner of the property conveyed to Samuel Jasper Hurt and wife, by deed from J.B. Fields and wife, of record in Book 2698, page 489, Register's Office for said County; thence with the southern boundary line of said Hurt property, north 62 degrees 30' west 227.7 feet to an iron pin in the northerly side of said Concrete Road; thence south 52 degrees east 88 feet 5 inches; thence south 70 degrees east 142 feet 3 inches, more or less, to the beginning.

Being the same property conveyed to William F. Huffine and wife, Gerry J. Huffine, by deed from Eugene E. Davis and wife, Lucille W. Davis, of record in Book 3177, page 370, Register's Office for Davidson County, Tennessee.

William F. Huffine predeceased Geraldine Huffine on September 8, 2015.

Geraldine Huffine subsequently died on October 22, 2018, and devised the subject property to Billy F. Huffine, Jr., Steven L. Huffine, Timothy W. Huffine, and Robert B. Huffine, as equal tenants in common, by Will recorded in the Seventh Circuit (Probate Division) Clerk's Office for Davidson County, Tennessee, on December 6, 2018 under Docket No. 18P-2008.

Conveyance is made subject to easement for old road lying within boundaries of premises as shown on survey made by Geo. W. Watkins, January 9, 1958.

This is unimproved property known as 3901 Old Hickory Boulevard, Old Hickory, Tennessee 37138.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lindsay Hamada, a notary public for this county and state, Jeffrey Mobley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

