| THIS DOCUMENT PREPARED BY:<br><br>**Kennedy & Associates, PLLC**<br>3052 Lebanon Pike<br>Nashville, Tennessee 37214<br>(615) 883-4998 | **This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(D).** |
|---|---|

| Address of new owner: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Gene D. Pearson<br>1005 Roselawn Drive<br>Chattanooga, TN 37421 | SAME | 074 08 0 163.00 |

Karen Johnson Davidson County
Batch# 455632 **DEEDQC**
08/13/2020 08:27:16 AM 3 pgs
Fees: $17.00 Taxes: $0.00



20200813-0090441

## QUITCLAIM DEED

**KNOW ALL PERSONS BY THESE PRESENTS** that **Gene Douglas Pearson**, the duly-appointed Executor, a certified copy of his Letters Testamentary being attached hereto as Exhibit A, of the Estate of Gordon Ray Pearson, deceased (the decedent), which estate is administered in the Probate Court for Davidson County, Tennessee, Case No. 20P-510, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and in connection with the distribution of the estate of the decedent pursuant to the decedent's will, which was duly admitted to probate in Davidson County, Tennessee and recorded in Probate Court Clerk's Office for said County, hereby releases, remises forever, and quitclaims unto **Gene Douglas Pearson** all of the right, title, and interest of the decedent and the decedent's estate in and to a certain tract of land in Davidson County, Tennessee, described more particularly as follows:

> Being Lot No. 906 on the Plan of Hermitage Hills Subdivision, Section 8, as of record in Book 3600, page 24, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 906 fronts 75.0 feet on the southerly margin of Bonnafield Drive and extends back 158.42 feet on the easterly side and 156.99 feet on the westerly side to a dead line in the rear on which it measures 103.97 feet.

Being the same property conveyed to Gordon Ray Pearson, now deceased, from Johnson Homes, Inc. by Warranty Deed recorded in Book 3861, Page 883 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 146 Bonnafield Drive, Hermitage, Tennessee 37076.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

**WITNESS** my hand this 6th day of AUGUST, 2020.

Gene Douglas Pearson

**Gene Douglas Pearson, Executor**

STATE OF: TENNESSEE
COUNTY OF: TN Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gene Douglas Pearson, 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 6 day of August, 2020.

My Commission Expires: MY COMMISSION EXPIRES JUNE 26, 2021

JENNIFER REAGAN
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

Jennifer Reagan

Notary Public

EFILED 04/01/20 02:09 PM CASE NO. 20P510 Richard R. Rooker, Clerk

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

# LETTERS TESTAMENTARY

TO: **GENE DOUGLAS PEARSON** DOCKET NO: **20P510**

*It appearing to the Court that* ***GORDON RAY PEARSON*** *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* ***GENE DOUGLAS PEARSON****, 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* ***April 1st, 2020****.*

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 **GENE DOUGLAS PEARSON** as **Executor** of the estate of **GORDON RAY PEARSON**, deceased, and I do further certify that **GENE DOUGLAS PEARSON** is still acting **Executor** of the estate of **GORDON RAY PEARSON** 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 13 day of April, 2020

RICHARD R. ROOKER, Clerk

D.C.