Karen Johnson Davidson County
Batch# 466211 DEEDQC
08/28/2020 10:46:05 AM 3 pgs
Fees: $18.00 Taxes: $629.00

20200828-0097818

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd Suite 130
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:
S-170,000.00

Affiant

Subscribed and sworn to before me, this 27 day of August 2020.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES: JUNE 10, 2022

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Paul W. Jernigan and Tonya S. Jernigan 60 Abingdon Court Brentwood, TN 37027	New Owner	146 11 0 125.00

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, **Glenn Irwin Jernigan, Individually and as Executor of the Estate of Hazel Beatrice Jernigan and Paul Wesley Jernigan** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey unto **Paul W. Jernigan and Tonya S. Jernigan, husband and wife**, their 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:

LAND in Davidson County, Tennessee, being Lot No. 194 on the Map of Section II, Crieve Hall Estates, as of record in Book 2133, Page 45, Register's Office for said County.

SAID Lot No. 194 fronts 143.92 feet on the south side of Crieve Road and runs back between lines 140 feet on the west line and 246.1 feet on the east line to a line in the rear on which it measures 136.7 feet.

Being the same property conveyed to Roy A. Jernigan and wife, Hazel B. Jernigan by Warranty Deed recorded on April 9th, 1974 in Book 4803, Page 986, Register's Office of Davidson County, Tennessee.

Roy A. Jernigan having died on October 18, 2008. His interest in the subject property having passed to Hazel B. Jernigan as the surviving tenant by the entirety.

Hazel B. Jernigan having died on May 31st, 2019 in Davidson County, Tennessee.

Last Will and Testament of Hazel Beatrice Jernigan of record in Probate Docket #19P1340 in the Seventh Circuit for Davidson County, Tennessee. Glenn Irwin Jernigan being named Executor of the Estate of Hazel Beatrice Jernigan and the Last Will and Testament of Hazel Beatrice Jernigan specifically authorizes Executor to convey real property. Glenn Irwin Jernigan and Paul Wesley Jernigan being the sole heirs of Hazel Beatrice Jernigan. Hazel B. Jernigan and Hazel Beatrice Jernigan being one and the same person.

Subject property never having been primary, marital residence of Grantors.

This is improved property known as 525 Crieve Road Nashville, TN 37220.

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 2020 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 27 day of August 2020.

Estate of Hazel Beatrice Jernigan

By: Glenn Irwin Jernigan, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Glenn Irwin Jernigan** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the **Executor of The Estate of Hazel Beatrice Jernigan**, 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 27 day of August, 2020.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 26, 2022

Glen Irwin Jernigan

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Glen Irwin Jernigan,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27 day of August 2020.

Notary Public

My Commission Expires: _____

Paul Wesley Jernigan

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Paul Wesley Jernigan,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27 day of August 2020.

Notary Public

My Commission Expires: _____