Executor's Quitclaim Deed

The actual consideration or value for this transfer is $ -0-

Charles Anthony Donoho
AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 20TH day of OCTOBER 2020

NOTARY PUBLIC
My Commission Expires: 03/06/2024

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Karen Johnson Davidson County
Batch# 500120 DEEDQC
10/22/2020 09:27:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201022-0122667

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd; Old Hickory, TN. 37138 (615)847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Leslie Michael Donoho, & Charles Anthony Donoho 5901 Seven Points Trace Hermitage, Tennessee 37076	New Owner	063 04 0 / 066.00

In further fulfillment of the terms of the ***Last Will and Testament*** of CHARLES K. DONOHO, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **Leslie Michael Donoho**, Executor of the **Estate of CHARLES K. DONOHO**, the GRANTOR herein, by these presents do transfer, Quitclaim and convey all right title and interest in unto:

CHARLES ANTHONY DONOHO, a Married man, and **LESLIE MICHAEL DONOHO,** a Married man, the GRANTEES herein as equal tenants in common, their heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in the City of Lakewood, Davidson County, Tennessee, being Lot No. 6 on the Plan of Polly Acres Subdivision as of record in Book 3700, page 57, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 90 feet on the Easterly margin of Gayle Drive runs back between parallel lines measuring 198.81 feet on the Northerly line and 198.81 feet on the Southerly line to a line in the rear 90 feet thereon.

Being the same property conveyed to Charles K. Donoho and wife, Joyce A. Donoho, by Warranty deed from Laura Ferrell Beard dated October 22, 2001 and of record as Instrument **#20020118-0007838** Register's Office for Davidson County, Tennessee. The said Joyce A. Donoho having died, 01/25/2018, leaving Charles K. Donoho as the surviving tenant by the entirety. Charles K. Donoho died 11/11/2019, Testate in Davidson County, **Probate Case #20P-69**, naming Leslie Michael Donoho as Executor, and devising the property described herein to Charles Anthony Donoho, and Leslie Michael Donoho, individually, by **Article IV, Section 2** of said Last Will and Testament, authorizing the Executor to "sell or convey any part of the Estate, real or personal" in **Article IX (b)**, of said Will.

The above description is the same as in the previous deed of record.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances and restrictions of record in the Register's Office for Davidson County, TN, and otherwise, as may affect the property, including the following:

Real Property Taxes for the year 2020.

By Execution of this Deed, the Executor represents that the Estate of Charles K. Donoho is Solvent, has no outstanding claims or taxes, a TennCare Release has been filed of record with the Clerk of the Probate Court, and that administration of the Estate is regular and unexcepted to in all respects.

This is improved property known as: 115 Gayle Dr., Old Hickory, TN 37138.

Witness our hands this 20TH day of October, 2020.

The Estate of CHARLES K. DONOHO

Leslie Michael Donoho
By: Leslie Michael Donoho, Executor

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named **Leslie Michael Donoho**, the Executor for The Estate of CHARLES K. DONOHO, 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, as such Executor for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee this 20TH day of OCTOBER, 2020.

Leroy J. Ellis IV
NOTARY PUBLIC

My Commission Expires: 03/06/2024

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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Executor's QUITCLAIM DEED

From:
The Estate of
CHARLES K. DONOHO

To:
CHARLES ANTHONY DONOHO,
and
LESLIE MICHAEL DONOHO

Property:
115 Gayle Dr.
Old Hickory, TN. 37138

This Instrument was Prepared by:
Johnny Ellis, Attorney at Law
3844 Old Hickory Blvd.
Old Hickory Tennessee 37138
(615) 847-2000
Johnny@LjeLaw.com

20201022012667

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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.

Leroy Johnston Ellis, IV,
Attorney at Law, BPR #17968

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Ryan Wills the undersigned, a notary public in the state of Tennessee, personally appeared Leroy Johnston Ellis, IV, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 1-3-22 +_

RYAN WILLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Jan. 3, 2022

This Certificate Prepared by:
Leroy, J. (Johnny) Ellis, IV
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000

www.ljelaw.com