Karen Johnson Davidson County
Batch# 531781 DEEDQC
12/14/2020 09:38:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20201214-0146396

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444
(615) 627-4448 fax
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 23rd day of November, 2020.

Notary Public

My Commission Expires:

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-22

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

Address of New Owners:	Send Tax Bills To:	Tax Map and Parcel No.:
Joseph Sterling Earhart, Jr. and Kirbi Earhart Lane, Trustees 565 Chandler Road Mt. Juliet, TN 37122	-SAME-	Map 97 Parcel 66

EXECUTORS' QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Joseph Sterling Earhart, Jr. and Kirbi Earhart Lane, Executors of the Estate of Ruth S. Earhart, deceased** (the "decedent"), who died on May 10, 2019, in connection with the distribution of the estate of the decedent pursuant to the decedent's Will that was duly admitted to probate in Wilson County, Tennessee, on October 29, 2019, under docket No. 2019PR317, and recorded in Will Book 46, page 76, Clerk & Master's

Office for said county, hereby release, remise and quitclaim unto **Joseph Sterling Earhart, Jr. and Kirbi Earhart Lane, Trustees of the Ruth S. Earhart Living Trust,** 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 23rd day of November, 2020.

Joseph Sterling Earhart, Jr., Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joseph Sterling Earhart, 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 23rd day of November, 2020.

Notary Public

My Commission Expires:

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Kirbi Earhart Lane, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kirbi Earhart Lane, 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 23rd day of November, 2020.

Notary Public

My Commission Expires:

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

EXHIBIT A

Legal Description

A tract of land located in the Fourth Civil District of Davidson County, Tennessee, the most southerly part of Tract No. 1 in the Deed from G. C. Thompson and wife, Elizabeth Thompson, to W. M. Heughan, dated August 12, 1946, of record in Book 1334, page 430, Register's Office for said County, fronting 97 feet, more or less, on the easterly side of Old Mill Road, and running back between lines, with the northerly margin of a fence, alongside what was formerly known as Gleaves Lane, 268 feet, more or less, and measuring 97 feet, more or less, on the rear.

Being the same property conveyed to Lady Ruth Earhart by deed from Joseph S. Earhart of record in Book 9649, page 213, Register's Office for Davidson County, Tennessee.

Ruth S. Earhart died on May 10, 2019, and devised the subject property to Joseph Sterling Earhart, Jr. and Kirbi Earhart Lane, Trustees of the Ruth S. Earhart Living Trust, by Will of record in Will Book 46, Page 76, Clerk & Master's Office for Wilson County, Tennessee, under Docket No. 2019PR317. A certified copy of the Order to Probate is of record as Instrument No. 20201208-0143061, Register's Office for Davidson County, Tennessee, and a certified copy of the Will of Ruth S. Earhart is of record as Instrument No. 20201208-0143062, Register's Office for Davidson County, Tennessee. Lady Ruth Earhart and Ruth S. Earhart are one and the same person.

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, Julia C. Hunt, 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.

Julia C. Hunt
Notary Public

My Commission Expires:

Notary's Seal (if on paper)

