New owner

Real Property Tax Responsibility:
Jerry Edward Harris
5517 Clarksville Pike
Joelton, TN 37080

Karen Johnson Davidson County
Batch# 541955 DEEDQC
12/23/2020 12:22:00 PM 2 pgs
Fees: $12.00 Taxes: $0.00



20201223-0152996

This Instrument Prepared By:
Lee G. Richardson
Attorney at Law
Gainesboro, TN 38562

EXECUTOR QUITCLAIM DEED

James E. Harris died on March, 20, 2020, leaving a Will dated December 17, 2012. The Will was admitted to probate on August 11, 2020, in the Probate Court of Jackson County, Tennessee, Docket No. 2020-CV-29. The Will named Jerry Edward Harris as Executor. Jerry Edward Harris was appointed Executor on August 11, 2020. The Executor is duly qualified. The Executor, by signing this Deed, releases any right the Executor has to recover this property in the event of the subsequent insolvency of this estate. In accordance with the provision of the Will of James E. Harris, the **Executor, Jerry Edward Harris**, quitclaims to **Jerry Edward Harris**, all right, title and interest in the following described real estate located in Davidson County, Tennessee, to wit:

Being Tax Map 030 00 0, Parcel 181.00, according to the Tax Assessor's Office, Davidson County, Tennessee.

Beginning at a point in the margin of Clarksville Highway (U.S. Highway 112) the southeasterly corner conveyed to Charles Binkley of record in Book 5012, page 616, Register's Office for Davidson County, Tennessee; the southwest corner of this tract of land; thence S. 34 40' 11" W. 500 feet to an iron pin; thence N 87 49' 32" W. 148.19 feet to a pin; thence N. 34 40' 11" E. 581.08 feet to Clarksville Highway; thence with said Highway S. 54 42' 29" E. 125 feet to the beginning, containing 1.55 Acres, more or less.

The previous and last conveyance being an Installment Deed from Arthur T. Gibbs, Jr. and wife, Dorothy Gibbs, to James E. Harris and wife, Andrea Laverne Harris, recorded in Book 6585, page 537, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 5517 Clarksville Pike, Joelton, Tennessee 37080.

Andrea Laverne Harris predeceased James E. Harris. Andrea Laverne Harris' date of death is August 28, 2012.

This conveyance is subject to all Government rules and regulations and all public utility and private easements and rights-of-way, whether shown of record or ascertainable by a visual inspection of the premises. This conveyance is further made subject to any and all restrictions and encumbrances as may be shown of record in the county office of the Register of Deeds where the real property is situated.

It is your responsibility to place this instrument of public record. Failure to do so immediately may adversely affect your title to this property or the priority of your interest.

Opinions of title, description or survey are not certified by this Deed.

I transfer this title as the Personal Representative and otherwise make no warranties about the title.

IN TESTIMONY WHEREOF, witness my hand on this the 21st day of December, 2020.

JERRY EDWARD HARRIS,
EXECUTOR

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC

STATE OF Tennessee
COUNTY OF Jackson)

Personally appeared before me, the undersigned authority in and for said County and State, the within named Jerry Edward Harris, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he as such Executor of the Estate of James E. Harris, the herein named bargainor and executed the foregoing deed for the purposes therein contained by signing his name as Executor.

Witness my hand and seal this the 21st day of December, 2020.

LEE G. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF JACKSON

NOTARY PUBLIC

My Commission Expires: 1/29/22

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of property transferred whichever is greater is $ 0, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me this the 21st day of December, 2020.

REGISTER or NOTARY PUBLIC

My Commission Expires: 1/29/22

LEE G. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF JACKSON