FROM: Estate of Shirlene Jackson

TO: Gary R. Jackson, Jr.
Phillip D. Jackson

The Estate of: SHIRLENE JACKSON

Karen Johnson Davidson County
Batch# 555693 DEEDQC
01/15/2021 03:58:06 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210115-0007377

EXECUTOR'S QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY:

LARRY H. HAGAR, ESQ.
UNDERHILL, NIEWOLD, HAGAR, UNDERHILL & EVANS
219 2nd Ave., N., Ste. 100
Market Street Building, First Floor
Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

AFFIANT

Sworn to and subscribed before me this the 12th day of Jan 2021

NOTARY PUBLIC

LARRY H. HAGAR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: Nov. 6, 2021

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Gary Jackson, Jr. Phillip Jackson	Gary Jackson, Jr 4277 Chesney Drive Hermitage, TN 37076	Map 86 Par 107

KNOW ALL MEN BY THESE PRESENTS that Gary R. Jackson, Jr., and Phillip D. Jackson, the Personal Representatives of the **Estate of Shirlene Jackson.** The said

Husband of Shirlene Jackson, Gary Jackson, Sr., having predeceased his wife on April 6, 2017 and his estate being probated under docket #20P-725, in the Probate Court of Davidson County, Tennessee.

The **Estate of Shirlene Jackson** duly Probated in the Probate Court for Davidson County, Tennessee, under Docket No. 20P-724, for and in consideration of the sum of **Zero Dollars ($0)**, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, and in connection with the distribution and closing of the Estate of **Shirlene Jackson**, the Decedent's Will having been duly admitted to Probate in **Davidson County, Tennessee**, on **May 1, 2020**, under Docket No. 20P-724 have bargained and sold and hereby remise, release and forever quitclaim to **Gary R. Jackson, Jr., and Phillip D. Jackson,** their heirs and assign, the following described tract or parcel of land, to wit:

> Land lying and being in the 4th Civil District of Davidson County, Tennessee, and described according to an unrecorded survey made by Cummings Surveying Company, December 10, 1968, as follows, to wit:
>
> Beginning at an iron pin in the southerly margin of Old Lebanon Dirt Road, said iron pin being 211.3 feet in an easterly direction along the southerly margin of Old Lebanon Dirt Road from the northwest corner of the property conveyed to John Thaxton Jackson, et ux, by deed of record in Book 1279, page 235, Register's Office fro said County; thence still along the southerly margin of Old Lebanon Dirt Road in an easterly direction in an arc, a distance of 95 feet to an iron pin; thence south 4 degrees 58' west 536.4 feet to an iron pin; thence north 86 30' west 120.8 feet to an iron pin; thence north 7 58' east 527.6 feet to the point of beginning and containing 1.31 acres, more or less.
>
> Being the same property conveyed to Gary R. Jackson, Sr., and wife, Shirlene Jackson by quitclaim deed from Paul T.K. Prentiss and registered in the Register of Deeds Office for Davidson County, Tennessee in Deed Book 4580, page 835-836 on March 2nd, 1972, Reference # B50527.
>
> This is improved property known as 738 Old Lebanon Road.

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

IN WITNESS WHEREOF, I have hereunto set my hand on this the 12th day of Jan., 2021

Gary Jackson, Jr.,
Personal Representative of the Estate of
Shirlene Jackson and Gary Jackson, Sr.

Phillip Jackson
Personal Representative of the Estate of
Shirlene Jackson and Gary Jackson, Sr.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GARY JACKSON, Jr., the bargainor, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, on this the 12th day of Jan., 2021.

LARRY H. HAGAR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: Mar. 6, 2022

STATE OF ~~TENNESSEE~~ Michigan
COUNTY OF Genesee)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, PHILLIP JACKSON, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Clio, Michigan, ~~Tennessee~~, on this the 12 day of JANUARY, 2021.

NOTARY PUBLIC
My Commission Expires: 07-04-2021

TERESA M. RAYSIN
NOTARY PUBLIC, STATE OF MI
COUNTY OF GENESEE
MY COMMISSION EXPIRES Jul 4, 2021
ACTING IN COUNTY OF Genesee