FROM: Estate of Shirlene Jackson TO: Gary R. Jackson, Jr.
Phillip D. Jackson

The Estate of: SHIRLENE JACKSON and GARY JACKSON, SR.

Karen Johnson Davidson County
Batch# 555693 DEEDQC
01/15/2021 03:58:06 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210115-0007378

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-

Gary R Jackson Jr
AFFIANT

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

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

NOTARY PUBLIC

My Commission Expires: Nov. 6, 2023

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 **Gary R. Jackson, Sr.**, duly probated in Probate Court for Davidson County, Tennessee, under Docket No. 20P-725 passed away April 6, 2017 leaving his surviving wife, Shirlene Jackson who passed away

April 1, 2020 and two sons Gary Jackson Jr, and Phillip Jackson. The Estate of **Shirlene Jackson** was 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 in the 4th Civil District of Davidson County, Tennessee same being part of an original tract of 73 acres, out of which the herein described tract is taken; said original tract being the same conveyed by Riley Dorris and wife, Myrtle Dorris to G.R. Jackson as of record in Book 772, page 606 Register's Office for Davidson County, Tennessee;and said Land beginning in the center of the Old Lebanon Dirt road at a point in the Northwestern boundary line of the 18 acres sold to T.H. Peek and wife by E.E. Hagar and wife as of Record in Book 1079, page 200, said Register's Office, and running thence South 84 1/2 degrees East 310 feet or approximately 18.78 poles along the Old Lebanon Dirt Road, and thence South by West 33.90 poles, more or less to the boundary line, said line being the Southern boundary of the 18 acres conveyed to T.H Peek and wife by B.E. Hagar and wife, the same recorded in Book 1225 page 396, said Register's Office; and running thence 86 1/2 degrees North by West 280 feet or approximately 17 poles along this line to the Southwest corner of the 18 acres conveyed by B.E. Hagar and wife to T.H Peek and wife, and thence North 1 3/4 degrees East 33.90 poles to the beginning in the center of the Old Lebanon Dirt Road; and out of the Southwest corner of this last description is taken and not conveyed herewith, a triangular tract of land 60 feet by 60 feet.

> 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 for said County; thence still along the southerly margin of Old Lebanon Dirt Road in an easterly direction in an arc, a distance of 95.0 feet to an iron pin; thence south 4 degrees 58' West 536.4 feet to an iron pin; thence north 86 degrees 30' west 120.8 feet to an iron pin; thence north 7 degrees 58' east 527.6 feet to the point of beginning and containing 2.2 acres more or less.

Being the same property conveyed to Gary R. Jackson, Sr. by Warranty Deed from Don O'Neil Jackson and Julia Ann Boklage, each devising one-third (1/3) undivided interest as tenants in common to Gary Jackson, Sr. and registered in the Register of Deeds Office for Davidson County, Tennessee in Deed Book 10696, page 568-572 on November 25, 1997, Reference # 0373533.

This is improved property known as 732 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 12 day of Jan., 2021.

Lucy Hagar
~~NOTARY PUBLIC~~
My Commission Expires: ~~Nov. 6, 2023~~

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

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, Mich, ~~Tennessee~~ on this the 12 day of Jan., 2021.

Teresa M. Raysin
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 Gen.

TERESA M. RAYSIN NOTARY PUBLIC GENESEE COUNTY, MICH