Executor's QuitClaim Deed

The actual consideration or value for this transfer is $ 0.00

Linda Marable
AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 15th day of APRIL, 2021

NOTARY PUBLIC
My Commission Expires: 03/06/2024

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

This space for Register of Deeds

Karen Johnson Davidson County
Batch# 616206 DEEDQC
04/16/2021 09:21:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210416-0050900

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.
LINDA MARABLE 423 Martingale Drive Franklin, TN. 37067	New Owner	044 11 0 / 032.00

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

I, **Linda Marable**, Executrix of the **Estate of LAURA K. HUFFINES**, the GRANTOR herein, by these presents do transfer Quitclaim, and convey unto:

LINDA MARABLE, Married, the GRANTEE herein, her heirs and assigns, all right title and interest, equitable and otherwise, in a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Being Lot No. 138, Section A, Village of Old Hickory, as shown on revised plan recorded April 22, 1949 in Book 1424, Page 101, in Register's Office for Davidson County, Tennessee; fronting 51.7 feet on Buffalo Street, containing 0.28 acres, more or less;

Being all the same property conveyed to Joyce Norris Huffine, a/k/a Joyce Norris Huffines, for life, Remainder to Laura K. Huffines by deed from Joyce Norris Huffine, a/k/a Joyce Norris Huffines of record as Instrument 20180601-0052348, Register's Office for Davidson County, Tennessee. The said Joyce Norris Huffine, a/k/a Joyce Norris Huffines, having died 12/23/2020, all right title and interest then passing to Laura K. Huffines, her heirs and assigns. Laura K. Huffines having died, testate in Davidson County, Probate case #20P-1579, devising the herein described property to Linda Marable by Item Second in her duly probated Last Will and Testament.

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, restrictions and all matters of record in the Davidson County Register's Office as may affect the premises including the following:

Real Property Taxes for the year 2021.

This is improved property known as: 119 Buffalo Street, Old Hickory, TN 37138.

The Executrix by signing this Deed declares that the Estate of LAURA K. HUFFINES is solvent, and has no outstanding claims or taxes. The Executrix releases any right the Executrix has to recover this property in the event of subsequent insolvency of this Estate.

Witness my hand this 15th day of APRIL, 2021.

The Estate of LAURA K. HUFFINES

Linda Marable

By: Linda Marable, Executrix

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 Linda Marable, the Executrix for The Estate of LAURA K. HUFFINES, 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, as such Executrix for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee this 15 day of APRIL, 2021.

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

NOTARY PUBLIC

My Commission Expires: 03/06/2024

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QUITCLAIM DEED

From: The Estate of LAURA K. HUFFINES

To: LINDA MARABLE

Property:
119 Buffalo Street
Old Hickory, TN. 37138

This Instrument was Prepared by:

Johnny Ellis
Attorney at Law
3844 Old Hickory Blvd.
Old Hickory TN. 37138
(615) 847-2000
Johnny@LJELAW.com

202104160050900

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, Anisha Lala 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.

Anisha Lala
NOTARY PUBLIC

My Commission Expires: 07-09-22

ANISHA LALA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

This Certificate Prepared by:
Johnny Ellis, Attorney at Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com