Karen Johnson Davidson County
Batch# 630819 DEEDQC
05/06/2021 03:10:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210506-0061262

THIS INSTRUMENT PREPARED BY:
BECK & BECK, Attorneys at Law, PLLC
4205 Gallatin Road
Nashville, TN 37216

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One ($1.00) Dollar.

AFFIANT

Subscribed and sworn to before me, this 20 day of April, 2021.

Deborah O. Massey

Notary Public

DEBORAH O. MASSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-6-2022

My Commission Expires: 9/6/22

ADDRESS NEW OWNERS:
Jeffery Todd Grammer, Jr.
1707 Neelys Bend Rd.
Madison, TN 37115

SEND TAX BILLS TO:

Same

MAP: 63
PARCEL: 165

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EXECUTOR'S QUITCLAIM DEED

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KNOW ALL MEN BY THESE PRESENTS that I, LARRY D. ODOM, for the Estate of MILDRED GRAMMER, being one and the same person, am affecting this quitclaim as a means of clarifying the title to this property. Under the laws of Probate of the State of Tennessee, the Estate of MILDRED GRAMMER was probated in the Probate Court of Davidson County, No. 20P1686 on October 29, 2020. LARRY D. ODOM, was named Executor of the Estate of MILDRED GRAMMER. (See attached Letters Testamentary). For and in consideration of the sum of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, LARRY D. ODOM, has bargained and sold and hereby [convey,] remise, release and forever quitclaims to JEFFERY TODD GRAMMER, JR., and all of his heirs and assigns, such of their right, title and interest in and to a certain tract [parcel] of land in Davidson County,

Tennessee, as will create an estate in and to said tract [parcel] of land, which is described as follows:

A tract of land in the 11th Civil District of Davidson County, Tennessee, known as Lot No. 2 on the resubdivision of part of Lots 3 and 4, West Morton Farms, of record in Book 4470, Page 55, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Mildred Nix Grammar and husband, Delmas Grammar, Jr., recorded in Davidson County Register of Deeds Book 10718, Page 710. Delmas Grammer, Jr., predeceased Mildred Nix Grammer on January 8, 2013.

Property commonly known as 1707 Neelys Bend Rd., Madison, TN 37115.

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

WITNESS my hand this 20th day of April, 2021.

Larry D. Odom, Executor

LARRY D. ODOM
Executor of the Estate of
Mildred Grammer

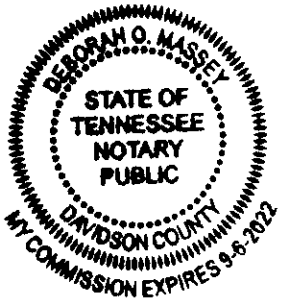
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Deborah O Massey, a Notary Public, in and for said County and State, **LARRY D. ODOM,** the within named 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 office this the 20th day of April, 2021.

Deborah O Massey

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/6/22



IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **LARRY D ODOM** DOCKET NO: **20P1686**

It appearing to the Court that ***MILDRED ANN GRAMMER*** *has died leaving a written Will in which you are appointed* ***Executor*** *and which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you;*

THESE ARE, THEREFORE, to empower you, the said ***LARRY D ODOM****, to enter upon the execution of said Will, and take into your possession all of the property, and to make, within* ***sixty (60) days*** *from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.*

WITNESS, Richard R. Rooker, Clerk of the Probate Court, at office, this ***October 30th, 2020****.*

RICHARD R. ROOKER, Clerk

_____ D.C.

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, RICHARD R. ROOKER, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of the Letters Testamentary issued to **LARRY D ODOM** as **Executor** of the estate of **MILDRED ANN GRAMMER**, deceased, and I do further certify that **LARRY D ODOM** is still acting **Executor** of the estate of **MILDRED ANN GRAMMER** and all acts as such are entitled to full faith and credit as it appears from the official record in my office in Nashville, Tennessee, this the 30 day of October, 2020.

RICHARD R. ROOKER, Clerk

_____ D.C.