Karen Johnson Davidson County
Batch# 630823 DEEDQC
05/06/2021 03:13:00 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210506-0061267

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.

Linda D Bennett
AFFIANT

Subscribed and sworn to before me, this 19 day of April, 2021.

AMANDA PEDIGO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 9, 2022

Notary Public

My Commission Expires: July 9, 2022

ADDRESS NEW OWNERS:
Linda D. Bennett
133 Stirton Road
Madison, TN 37115

SEND TAX BILLS TO:

Same

MAP: 119-02
PARCEL: 75

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EXECUTRIX QUITCLAIM DEED

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KNOW ALL MEN BY THESE PRESENTS that I, LINDA D. BENNETT, for the Estate of MAUREEN KEOGH, 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 MAUREEN KEOGH was probated in the Probate Court of Davidson County, No. 20P1677 on October 29, 2020. LINDA D. BENNETT, was named Executrix of the Estate of MAUREEN KEOGH. (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, LINDA D. BENNETT, has bargained and sold and hereby [convey,] remise, release and forever quitclaims to LINDA D. BENNETT, and all of her 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:

ALL that parcel of Land in Davidson County, State of Tennessee, as more fully described in Deed Book, 7627, Page 153, ID # 119-02-75. Being known and designated as Lot 24, Crescent Heights, filed in Plat Book 2331, Page 106.

BEING the same property conveyed by Quitclaim Deed of ½ interest to Maureen Keogh from Linda D. Bennett, recorded in Book 11531, Page 796, Davidson County Register of Deeds, Nashville, TN.

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

WITNESS my hand this 19 day of April, 2021.

Linda D Bennett

LINDA D. BENNETT
Executrix of the Estate of
Maureen Keogh

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Amanda Pedigo, a Notary Public, in and for said County and State, **LINDA D. BENNETT,** 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 19th day of April, 2021.

Amanda Pedigo

NOTARY PUBLIC
MY COMMISSION EXPIRES: July 9, 2022

AMANDA PEDIGO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
July 9, 2022

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **LINDA BENNETT** DOCKET NO: **20P1677**

*It appearing to the Court that **MAUREEN B KEOGH** has died leaving a written Will in which you are appointed **Executrix** 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 **LINDA BENNETT**, 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 **LINDA BENNETT** as **Executrix** of the estate of **MAUREEN B KEOGH**, deceased, and I do further certify that **LINDA BENNETT** is still acting **Executrix** of the estate of **MAUREEN B KEOGH** 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.