Karen Johnson Davidson County
Batch# 705649 DEEDQC
08/27/2021 08:37:43 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210827-0115703

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Gary Hoffman
Affiant

Subscribed and sworn to before me on this 18 day of August, 2021.

Notary Public

My Commission Expires: 3/3/2025

NICHOLAS PERENICH, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Nick Perenich, Attorney
237 Old Hickory Blvd., Ste. 102
Nashville, TN 37221

Address New Owner:	Send Tax Bills to:	Map-Parcel Number:
Gary Hoffman and Melissa Collins 4701 Illinois Ave. Nashville, TN 37209	New Owner	091-11-0 089.00

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Gary Dale Hoffman and Melissa Collins, hereinafter called the Grantor(s), has bargained and sold, and by these presents does remise, release, and quitclaim unto Gary Dale Hoffman a 2/3 interest and Melissa Collins a 1/3 interest as tenants in common, hereinafter called the Grantee(s), her heirs, successors, and assigns, all Grantor'(s) interest in a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots 602 and 604 of Block 104 (incorrectly shown as Block 140 on some deeds), Plan No. 1, West Nashville, as of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said Lots 602 and 604 front together 60 feet on the south side of Illinois Avenue and extend back between parallel lines, southwardly along the west side of 47th Avenue North, formerly Sixth Street, 150 feet to an alley, measuring 60 feet thereon.

Being the same property conveyed to John P. Hoffman, Jr., unmarried, by Quitclaim Deed from Gary D. Hoffman, unmarried, dated 10/25/2012 and recorded 11/5/2012 in Instrument Number 20121105-0101373, Register's Office for Davidson County, Tennessee.

The said John P. Hoffman, Jr. died testate on March 10, 2019, and according to Order to Probate dated 05/14/2019 and filed in Docket No. 19P-687 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Gary Hoffman and Melissa Collins were appointed as Co-Executors.

According to the Last Will and Testament of John P. Hoffman, Jr., he devised the subject property to his three children, namely Gary Dale Hoffman, Melissa Hoffman, who is now known as Melissa Collins, and Sherry Lee Hoffman Pitman (aka Pittman), who is now known as Sherry Lee Estes.

The said Sherry Lee Estes (formerly known as Sherry Lee Hoffman Pitman [aka Pittman] died testate on April 20, 2019 prior to the hearing to open the above estate. Pursuant to Order to Probate dated 04/01/2020 and filed in Docket No. 19P-1940 in the Probate Court for Davidson County, Tennessee, Robert J. Gamble, Jr. was appointed as Executor of her estate. Although there are several devisees as to monetary bequests, the heirs-at-law of Sherry Lee Estes who would be eligible to inherit her share of the Estate of John P. Hoffman, Jr. are her three sons, namely Robert J. Gamble, Jr. (aka Joey Gamble), Eric Wayne Pittman and Phillip Brian Pittman.

Being the same property conveyed to Gary Dale Hoffman and Melissa Collins, by deed from Robert J. Gamble, Executor of the Estate of Sherry Lee Estes, of record in Document number 20210707-0091645, Register's Office for Davidson County, Tennessee.

This is improved property known as 4701 Illinois Ave., Nashville, TN 37209.

The purpose of this deed is to ensure the proper ownership interests of 2/3 to Gary Dale Hoffman and 1/3 to Melissa Collins.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 18 day of August, 2021.

Gary Dale Hoffman

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gary Dale Hoffman, who is personally known to me or provided sufficient identification, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Nashville, Tennessee, this 18 day of August, 2021.

Notary Public

NICHOLAS PERENICH, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/3/2025

Melissa Collins

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Melissa Collins, who is personally known to me or provided sufficient identification, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Nashville, Tennessee, this 18 day of August, 2021.

Notary Public

NICHOLAS PERENICH, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/3/2025