Karen Johnson Davidson County
Batch# 775619 DEEDQC
12/17/2021 08:19:11 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211217-0166835

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.

Lenon Jean Anderson
AFFIANT

Subscribed and sworn to before me, this 14 day of December 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

ADDRESS NEW OWNERS:
1253 Old Hickory Blvd.
Nashville, TN 37207

SEND TAX BILLS TO:
Same

MAP: 32
PARCEL: 50

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EXECUTRIX DEED

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KNOW ALL MEN BY THESE PRESENTS that I, LENON JEAN ANDERSON, for the Estate of JOHN R. STRINGFIELD, 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 JOHN R. STRINGFIELD was probated in the Probate Court of Davidson County, Docket No. 19P-2164, on December 12, 2019. LENON JEAN STRINGFIELD, was named Executrix of the Estate of JOHN R. STRINGFIELD. (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, LENON JEAN ANDERSON, has bargained and sold and hereby [convey,] remise, release and forever quitclaims to LENON JEAN ANDERSON, 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:

Beginning at a point in the center of Hunter's Lane, opposite fence, being Nickens' N.W. Corner, and running thence with center line of Hunter's Lane N1degree 30' W 528.8 to stake in Nickens' north fence line, 12 feet west of 36" oak; thence with Nickens' north fence line N 85 degrees 42' W 735' to beginning, containing 7.65 acres.

Being the same property conveyed to JOHN R. STRINGFIELD, by EDGAR M. ROTHSCHILD, III, Trustee, to John R Stringfield, and wife, Mildred Louise Stringfield, Book 62.6, Page 666, Register's office for Davidson County, Tennessee.

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

WITNESS my hand this 14 day of Dec, 2021.

Lenon Jean Anderson

LENON JEAN ANDERSON
Executrix of the Estate of John R. Stringfield

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Amanda Pedigo, a Notary Public, in and for said County and State, **LENON JEAN ANDERSON,** the within named 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 office this the 14 day of December 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: **JEAN ANDERSON**

DOCKET NO: **19P2164**

It appearing to the Court that ***JOHN R STRINGFIELD*** *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 ***JEAN ANDERSON****, 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 ***December 12th, 2019****.*

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 **JEAN ANDERSON** as **Executrix** of the estate of **JOHN R STRINGFIELD**, deceased, and I do further certify that **JEAN ANDERSON** is still acting **Executrix** of the estate of **JOHN R STRINGFIELD** 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 12th day of December, 2019.

RICHARD R. ROOKER, Clerk

_____ D.C.