Karen Johnson Davidson County
Batch# 854913 DEEDQC
05/13/2022 09:56:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220513-0055219

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444
(615) 627-4448 fax
jeff@howardmobley.com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me this 4th **day of** May, **2022.**

Notary Public

My Commission Expires:

This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(D).

JEFFREY MOBLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-08-2022

Address of New Owner(s):	Send Tax Bills To:	Tax Map and Parcel Nos.:
Judith O. McPherson 294 Bonnaspring Drive Hermitage, TN 37076	-SAME-	092 06 0 184.00

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Judith O. McPherson, Executor of the Estate of Johnnie Bell Smith, deceased** (the "decedent"), who died on July 12, 2009, in connection with the distribution of the estate of the decedent pursuant to the decedent's Last Will and Testament that was duly admitted to probate in Davidson County, Tennessee, on April 1, 2022,

and recorded under Docket No. 22P-469 in the Seventh Circuit Court Clerk's Office (Probate Division) for said county, hereby releases, remises and quitclaims unto **Judith O. McPherson, Audra Smith, Eric Smith, and Geran Smith**, all of the right, title and interest of the decedent and the decedent's estate, in and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference, with a one-half (1/2) undivided interest conveyed to Judith O. McPherson and a one-half (1/2) undivided interest conveyed equally to Audra Smith, Eric Smith, and Geran Smith.

After this conveyance, Judith O. McPherson will own a one-half (1/2) undivided interest and Audra Smith, Eric Smith, and Geran Smith will each own a one-sixth (1/6) undivided interest therein.

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

WITNESS my hand this 4th day of May, 2022.

Judith O. McPherson, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Judith O. McPherson, Executor, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of May, 2022.

Notary Public

My Commission Expires: _____

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being the middle part of Lot No. 1 on the Map of Adam Young's plan of Lots, of record in Book 57, Page 81, Register's Office for said County, and described according to a copy of a survey thereof made in May 1946, by John M. Sullivan, County Surveyor, as follows:

Beginning at a point in the westerly margin of 28th Avenue North 72 feet north of the north margin of Batavia, formerly Zollicoffer Street; thence with the margin of 28th Avenue North, northerly 72 feet to a point which is 35 feet south of the southerly margin of an alley; thence westerly, parallel to Batavia Street, 73 feet; thence southerly, parallel to 28th Avenue North, 70 feet; thence easterly 73 feet to the beginning.

Being the same property conveyed to Thomas H. Smith and wife, Johnnie Bell Smith, by deed from W. H. Williamson and wife, Ruth Wiggins Williamson, of record in Book 1369, Page 261, dated June 13, 1946, Register's Office for said County. Thomas H. Smith died November 9, 1996, and title vested in Johnnie B. Smith, as surviving tenant by the entirety.

Johnnie B. Smith died on June 12, 2009. An Affidavit of Heirship of record in Instrument No. 201902140014069, dated January 24, 2019, in said Register's Office states that Johnnie B. Smith died intestate, leaving as Sole Heirs, Judith McPherson, Arvenson Smith, Audra Smith, Geran Smith, Eric Smith, and Sharon Denise Smith. Arvenson Smith conveyed his interest in said property to Judith McPherson, by deed of record in Instrument No. 201902140014070, dated May 5, 2020, Register's Office for Davidson County.

The Last Will and Testament of Johnnie Bell Smith was discovered and subsequently recorded in the Seventh Circuit (Probate Division) Clerk's Office for Davidson County, Tennessee, on April 1, 2022, under Docket No. 22P-469. In said Last Will and Testament, Johnnie Bell Smith devised a one-half (1/2) undivided interest in the subject property to Judith McPherson, and a one-half (1/2) undivided interest in the subject property, equally, to Audra Smith, Geran Smith, and Eric Smith, with each owning a one-sixth (1/6) undivided interest.

Johnnie B. Smith and Johnnie Bell Smith are one and the same person. Judith McPherson and Judith O. McPherson are one and the same person.

This is unimproved property known as 905 28th Avenue North, Nashville, Tennessee 37208.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 4, 2022.

05-05-2022
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 5th day of May, 2022.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

