Karen Johnson Davidson County
Batch# 963266 DEEDQC
01/23/2023 08:58:32 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230123-0004955

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.

David H. Drake
AFFIANT

AMANDA PEDIGO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this 20th day of January, 2023.

Amanda Pedigo
Notary Public

My Commission Expires: 3/13/2026

ADDRESS NEW OWNERS:
David H. Drake
1517 Wendell Ave.
Nashville, TN 37206

SEND TAX BILLS TO:

Same

MAP: 73-13
PARCEL: 81

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PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

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KNOW ALL MEN BY THESE PRESENTS that I, DAVID H. DRAKE, Executor of the Estate of LAURA H. DRAKE, 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 LAURA H. DRAKE was probated in the Probate Court of Davidson County, No. 122P1508 on September 7, 2022. DAVID H. DRAKE, was named Executor of the Estate of LAURA H. DRAKE. (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, DAVID H. DRAKE, has bargained and sold and hereby [convey,] remise, release and forever quitclaims to DAVID H. DRAKE, 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:

LAND in Davidson County, Tennessee, being Lot Nos. 81, 82, 83 of Block "A" on the plan of Davis Heights, as of record in Plat Book 83, pages 104 and 105, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Marion Drake (deceased) and wife, Laura H. Drake, by James T. Patton and wife, Joyce Renfro Patton, by deed Record in Book 9827, Page 204, 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 20th day of January, 2023.

David H. Drake, Executor

DAVID H. DRAKE
Executor of the Estate of Laura H. Drake

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Amanda Pedigo, a Notary Public, in and for said County and State, **DAVID H. DRAKE,** 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 20th day of January, 2023.

Amanda Pedigo

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3/3/2026

AMANDA PEDIGO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EFILED 08/26/22 09:20 AM CASE NO. 22P1508 Richard R. Rooker, Clerk

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **DAVID H DRAKE** DOCKET NO: **22P1508**

It appearing to the Court that ***LAURA H. DRAKE*** *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 ***DAVID H DRAKE****, 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 ***August 26th, 2022****.*

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 **DAVID H DRAKE** as **Executor** of the estate of **LAURA H. DRAKE**, deceased, and I do further certify that **DAVID H DRAKE** is still acting **Executor** of the estate of **LAURA H. DRAKE** 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 26th day of Sept, 2022.

RICHARD R. ROOKER, Clerk

_____ D.C.