Karen Johnson Davidson County
Batch# 968228 DEEDQC
02/07/2023 08:13:30 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20230207-0008669

THIS INSTRUMENT PREPARED BY:

ANNA E. VASQUEZ
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me this 6th day of February, 2023.

Notary Public

My Commission Expires: 5/5/2025

LISA D. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2025

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

Address of New Owners:	Send Tax Bills To:	Tax Map and Parcel Nos.:
Sherry D. Hooten, Trustee 822 Old Hickory Blvd. Brentwood, TN 37027	-SAME-	160 00 0 006.00

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Sherry D. Hooten, Executrix of the Estate of George E. Hooten, deceased** (the "decedent"), who died on October 28, 2022, and in connection with the distribution of the estate of the decedent pursuant to the decedent's Will that was duly admitted to probate in Davidson County, Tennessee, on February 2, 2023, and recorded under Docket No. 23P-84, in the Seventh Circuit Court Clerk's Office (Probate Division) for Davidson County, Tennessee, hereby releases, remises and quitclaims unto **Sherry D. Hooten, Trustee of the George E. Hooten Living Trust dated December 6, 2007**, all of the right, title and interest of the decedent and the decedent's estate in and to the certain tract or parcel of land in

Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

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

WITNESS my hand this 6th day of February, 2023.

ESTATE OF GEORGE E. HOOTEN

Sherry D. Hooten, Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sherry D. Hooten, Executrix of the Estate of George E. Hooten, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of February, 2023.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Notary Public

My Commission Expires: 5/5/2025

EXHIBIT A
Legal Description

160 00 0 006.00 – 822 Old Hickory Blvd., Brentwood, Tennessee 37027

Land situated in Davidson County, Tennessee, described as follows:

A tract of land in the 7th Civil District of Davidson County, Tennessee, being all of Lots 6 and 7 and the westerly 85 feet of Lot 5 and 8 and the southwesterly portion of a 30.87 acre tract and the westerly 210 feet of Hooper Street and a 15 foot alley (both closed by instrument of record in Book 1196, page 56, Register's Office for Davidson County, Tennessee), all as shown on the Plan of Roser Heights, of record in Book 332, page 146, said Register's Office, and being described by a survey of Hal R. Swann, Jr., dated June 28, 1974, as follows:

Said tract begins at a point on the northerly side of Old Hickory Boulevard at the concrete monument marking the southeasterly corner of Lot 1 on the Plan of Boker Heights, Section 1, of record in Book 3842, page 268, Register's Office for Davidson County, Tennessee; thence with the easterly line of said lot and the easterly lines of Lots 36 and 35 of Boker Heights, Section 2, of record in Book 4300, page 1 said Register's Office, North 1 deg. East 1086.40 feet to the common corner of Lots 33, 34 and 35 of Boker Heights, Section 2, and the SW corner of the Reserved Parcel "A," Boker Heights, Section 4; thence with the southerly line of Reserved Parcel "A," South 87 ½ deg. East 210 feet to a point; the SE corner of Reserved Parcel "A," thence with L.M. Crostwail's westerly line South 1 deg. West 1086.40 feet, more or less, to a point on the northerly side of Old Hickory Boulevard; thence with the northerly side of Old Hickory Boulevard North 89 deg. West 210 feet to a point of beginning and containing 5.24 acres, more or less.

Being the same property conveyed to George E. Hooten by deed from Frances J. Hooten, of record in Book 6655, Page 281, Register's Office for Wilson County Tennessee.

George Edward Hooten died on October 28, 2022, and devised his entire interest in the subject property to Sherry D. Hooten, Trustee of the George E. Hooten Living Trust dated December 6, 2007, in accordance with his Will duly probated by the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), and recorded in the Probate Court Clerk's Office for Davidson County, Tennessee, on February 2, 2023 under Docket No. 23P-84.

This is improved property known as 822 Old Hickory Blvd., Brentwood, Tennessee 37027.

EXHIBIT B

Order to Muniment of Title Probate Only

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE

PROBATE DIVISION

IN RE:	)	
	)	
MUNIMENT OF TITLE	)	
PROBATE ONLY OF THE WILL OF	)	**No. 23P-** 84
GEORGE E. HOOTEN, DECEASED	)	

ORDER TO PROBATE

This cause came on to be heard on the 2nd day of February, 2023, before the honorable Andra Hedrick, Judge, upon the Petition of Sherry D. Hooten that a paper writing purporting to be the Will of George E. Hooten, deceased, be admitted to probate-only as a muniment of title.

Whereupon, the Petitioner produced a paper writing purporting to be the Will of George E. Hooten, deceased, said paper writing bearing date of December 6, 2007; having the name George E. Hooten signed thereto as testator; being subscribed by Gayle H. Collins and Chegameh Korvandi as attesting witnesses; naming Sherry D. Hooten as Executrix; and waiving any bond of the Executrix in Item 2 on page 1 and also waiving the requirement of filing any inventory or making any accounting to the Court in Item 2 on page 1.

And, it appearing from the testimony of the aforesaid by Gayle H. Collins and Chegameh Korvandi, taken upon affidavit as authorized by and in accordance with Tennessee Code Annotated Section 32-2-110, that each of them did subscribe her respective name as an attesting witness to said paper writing; that said paper writing was written in the lifetime of George E. Hooten, and published, signed and subscribed by George E. Hooten in the presence of the attesting witnesses; that George E. Hooten, was then of sound mind; and that, at George E.

Hooten's request, said attesting witnesses signed said paper writing in George E. Hooten's presence and in the presence of each other on December 6, 2007.

And, it further appearing that said paper writing bears the true signature of George E. Hooten; that George E. Hooten's usual place of domicile and residence at the time of George E. Hooten's death was Davidson County, Tennessee; and that George E. Hooten died in this county on October 28, 2022, at the age of eighty (80) years.

And, it further appearing that the decedent did not leave a probate estate to be administered and that no formal administration is required.

It is, therefore, **ORDERED, ADJUDGED AND DECREED** as follows**:**

1. That said paper writing is the true and whole Will of George E. Hooten, deceased;

2. That the same is hereby admitted to probate as such and the Clerk is directed to file and record the same;

3. That the Renasant Bank checking account titled in the name of George Edward Hooten, DBA Manor Medical, acct. number 7007701139, is properly payable to the George E. Hooten Living Trust dated December 6, 2007, the sole and only legatee under the Will;

4. That any real estate owned by the deceased at death is vested in the George E. Hooten Living Trust dated December 6, 2007, the sole and only devisee under the Will; and

5. That the and that no formal administration is required.

APPROVED FOR ENTRY:



Anna E. Vasquez, Attorney for Petitioner (#030435)
HOWARD MOBLEY HAYES & GONTAREK, PLLC
2319 Crestmoor Road
Nashville, TN 37215
(615) 627-4444
anna@howardmobley.com

Case Title: HOOTEN V HOOTEN

Case Number: 23P84

Type: FINAL ORDER

The foregoing is hereby ORDERED, ADJUDGED AND DECREED:

Judge Andra Hedrick, Seventh Circuit

CERTIFICATE OF AUTHENTICITY

I, Anna E. Vasquez, 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 February 6, 2023.

02/06/23
Date

Anna E. Vasquez

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 6th day of February 2023.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

