Karen Johnson Davidson County
Batch# 1000925 DEEDQC
05/09/2023 08:18 15 AM 3 pgs
Fees $17 00 Taxes $0 00
20230509-0034360

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.

Carol McHone
AFFIANT

Subscribed and sworn to before me, this 5 day of May, 2023

Amanda Pedigo
Notary Public

AMANDA PEDIGO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires 3/3/2026

ADDRESS NEW OWNERS
Jeannie Smith
1004 Arbor Dr
Castalian Springs, TN 37031

SEND TAX BILLS TO
Same

MAP 73-6
PARCEL 54

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EXECUTRIX QUITCLAIM DEED

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KNOW ALL MEN BY THESE PRESENTS that I, CAROL McHONE, for the Estate of IMOGENE S. BANDY, 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 IMOGENE S BANDY was probated in the Chancery Court, Probate Division of Sumner County, Tennessee, No. 2022-PR-691 on December 200, 2022. CAROL McHONE, was named Executrix of the Estate of IMOGENE S. BANDY. (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, CAROL McHONE, has bargained and sold and hereby [convey,] remise, release and forever quitclaims to JEANNIE SMITH, 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

LAND in Davidson County, Tennessee, being Lot No. 6 on the Plan of Moss Rose Estates as of record in Book 4860, page 112, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Imogene S. Bandy by John T. Bandy and Imogene S. Bandy, Trustees of the Bandy Family Revocable Living Trust U/A/D October 28, 1996, of Record Instrument No 20070625-0075902, 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 5th day of May, 2023

Carol McHone

CAROL McHONE
Executrix of the Estate of Imogene S. Bandy

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Amanda Pedigo, a Notary Public, in and for said County and State, **CAROL McHONE,** 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 5 day of May, 2023

Amanda Pedigo

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3/3/2026

AMANDA PEDIGO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sumner Chancery Court 100 Public Square Room 401 Gallatin, TN 37066 (615) 452-4282	**LETTERS TESTAMENTARY**	Case Number 83CH1-2022-PR- 691
In the Matter of the Estate of: IMOGENE S. BANDY		

Whereas, it appearing to this Court that the above named deceased person has made a Last Will and Testament appointing CAROL McHONE as Executor(s) of the same, which Will has been exhibited in this Court and proved as the law directs, and the Executor(s) having qualified according to law.

It is hereby ordered that Letters Testamentary are issued to the above named Executor(s), being now therefore empowered to enter into and take possession of all property rights and credits of this deceased person and to administer this estate as required by law.

IN WITNESS WHEREOF, I have issued these Letters Testamentary.

Mark T. Smith
Clerk and Master

I swear that all statements in the petition are true and accurate and I am not disqualified from serving because of having been sentenced to imprisonment in a penitentiary as set forth in TENN. CODE ANN. § 40-20-115 or otherwise. I do solemnly swear that I will honestly and faithfully discharge the duties imposed on me, according to the terms of the Last Will and Testament as required by law.

X Carol E McHone

Mark T. Smith, Sumner County Clerk and Master

I, Clerk and Master of this Court, certify that:

(i) this is a Court of Record;

(ii) the above is a true, full, and correct copy of the Letters Testamentary issued by this Court in this estate;

(iii) these Letters are still in full force and effect as of this date.

Date: 12/21/2022

Clerk and Master/Deputy Probate Clerk

SUMNER CO. CHANCERY COURT
GALLATIN, TN

Legal Authority. TCA §§30-1-101 – 30-1-150

Rev 07/19