Karen Johnson Davidson County
Batch# 1013050 DEEDQC
06/09/2023 08 25 46 AM 3 pgs
Fees $17 00 Taxes $0 00
20230609-0043831

This Instrument Was Prepared By:

James Bryan Lewis, Esq.
1300 Division Street
Suite 307
Nashville, TN 37203

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

Address New Owner	Map-Parcel Numbers.	Send Tax Bills To.
Jacquelyn Stephanie Petty 6233 Eatons Creek Road Joelton, TN 37080	023.00 0.017.00	Same as Owner

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Jacquelyn Stephanie Petty,** the duly-appointed Executrix, a certified copy of her Letters Testamentary being attached hereto as ***Exhibit A***, of the **Estate of Barbara Luttrell**, the Decedent, which estate is administered in the Probate Court for Davidson County, Tennessee, Case No. 22P-1911, for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and in connection with the distribution of the estate of the Decedent pursuant to the Decedent's will, which was duly admitted to probate in Davidson County, Tennessee, of record in the Probate Court Clerk's Office for said County, hereby releases, remises forever and quitclaims unto **Jacquelyn Stephanie Petty**, all of the right, title and interest of the Decedent and the Decedent's estate in and to certain real estate in Davidson County, Tennessee, described more particularly as follows:

Situated in the 10th Civil District of Davidson County, Tennessee, beginning at a point in the center of Crocker Springs Road in Joe E. Edward's East line; thence South 6 degrees West 262 feet to a point; thence South 40 degrees 40' West 660 feet to a point; thence in a Northerly direction with Joe Edward's West line 672 feet to a point in Joe Edward's West line; thence South 88 degrees East 442 feet to the beginning, containing 4 acres, more or less, according to a survey made by John M. Sullivan, County Surveyor, (not dated).

Being the same property conveyed to Barbara Luttrell by Warranty Deed from William McPherson, an unmarried man, of record in Instrument Number 20211001-0132175, Register's Office for Davidson County, Tennessee; the said Barbara Luttrell having since died.

This is improved property known as 2311 Crocker Springs Road, Goodlettsville, TN 37072.

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

WITNESS my hand this 19th day of May, 2023.

JACQUELYN STEPHANIE PETTY, EXECUTRIX

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jacquelyn Stephanie Petty, Executrix of the Estate of Barbara Luttrell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the foregoing instrument as her free act and deed in her capacity as **Executrix of the Estate of Barbara Luttrell** for the purposes therein contained.

Witness my hand and official seal on this the 19 day of May, 2023.

JAMES BRYAN LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

NOTARY PUBLIC

My Commission Expires: 07-06-2026

EXHIBIT A

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **JACQUELYN STEPHANIE PETTY** DOCKET NO: **22P1911**

*It appearing to the Court that **BARBARA LUTTRELL** 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 **JACQUELYN STEPHANIE PETTY**, 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, Joseph P. Day, Clerk of the Probate Court, at office, this **November 16th, 2022***

JOSEPH P. DAY, Clerk

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, JOSEPH P. DAY, 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 **JACQUELYN STEPHANIE PETTY** as **Executrix** of the estate of **BARBARA LUTTRELL**, deceased, and I do further certify that **JACQUELYN STEPHANIE PETTY** is still acting **Executrix** of the estate of **BARBARA LUTTRELL** 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 19 day of May, 2023.

JOSEPH P. DAY, Clerk