Karen Johnson Davidson County
Batch# 1013050 DEEDQC
06/09/2023 08 25 46 AM 3 pgs
Fees $17 00 Taxes $0 00
20230609-0043832

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	81-8-295	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:

> Land in Davidson County, Tennessee, being the southerly 52-1/2 feet of Lot No. 32 on the Plan of D. T. McGavock's Subdivision as of record in Book 21, page 64, Register's Office, Davidson County, Tennessee. Said part of said lot fronts 52-1/2 feet on the west side of 4th Avenue North, formerly Cherry Street, and runs back between parallel lines 174 feet more or less to an alley.
>
> Being the same property conveyed to Barbara Luttrell by Warranty Deed from the Estate of Pauline Tomlin Felts, deceased, of record in Instrument Number 20080722-0074908, Register's Office for Davidson County, Tennessee; the said Barbara Luttrell having since died.
>
> This is improved property known as 1827 4th Avenue North, Nashville, Tennessee 37208.

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.

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

NOTARY PUBLIC

My Commission Expires: 7-6-26

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

JOSEPH P. DAY CLERK AND MASTER CIRCUIT COURT 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

JOSEPH P. DAY CLERK AND MASTER CIRCUIT COURT CLERK