Karen Johnson Davidson County
Batch# 1018918 DEEDQC
06/26/2023 12:34:10 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230626-0048447

THIS INSTRUMENT PREPARED BY:
Chase A. Moore, Attorney at Law
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.

Suzanne N. Holmes
AFFIANT

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

AMANDA PERIGO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Amanda Perigo
NOTARY PUBLIC

My commission Expires: 3/3/2026

ADDRESS NEW OWNERS:	**SEND TAX BILLS TO:**	**MAP/Parcel:**
David Neely, Suzanne Holmes, Jennifer Howard & Cheryl Neely 915 Potter Lane Nashville, TN 37206	Same	083 08 0 118.00

EXECUTRIX'S QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **SUZANNE HOLMES**, Executrix for the **Estate of BARBARA JEAN MARKHAM NEELY**, 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 BARBARA JEAN MARKHAM NEELY**, was probated in the Probate Court of Davidson County, Docket No. 22P-2360 on DECEMBER 20, 2022. **SUZANNE HOLMES** was appointed Executrix for the **Estate of BARBARA JEAN MARKHAM NEELY**. (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, **SUZANNE HOLMES**, Executrix for the **Estate of BARBARA JEAN MARKHAM NEELY**, has conveyed, remised, released and forever quitclaims to **DAVID R. NEELY, SUZANNE N. HOLMES, JENNIFER N. HOWARD** and **CHERYL L. NEELY**, as individuals and heirs of

the Estate, and all of their heirs and assigns, such of her right, title and interest in and to a certain parcel of land in Davidson County, Tennessee, as will create an estate in and to said parcel of land, which is described as follows:

Land in Davidson County, Tennessee, being lot No. 159 on the Plan of Rosewood Heights, Section V, as of record in Book 2331, Page 39, Register's Office for Davidson County, Tennessee.

Said Lot No. 159 fronts 85 feet on the Easterly side of Potter Lane and runs back 154.5 feet on the North line and 154.8 feet on the South line to a dead line measuring 85 feet thereon.

Being the same property conveyed to Robert E. Neely and wife, Jean M. Neely, of record at Book Number 2484, Page 554 of record, Register's Office for Davidson County, Tennessee, dated November 30, 1955 and recorded December 2, 1955.

This is improved property known as 915 Potter Lane, Nashville, Tennessee, 37206.

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

WITNESS my hand this 20th day of June, 2023.

Suzanne M. Holmes

SUZANNE HOLMES, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **Suzanne Holmes**, the 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 Nashville, Tennessee this 20 day of June, 2023.

Amanda Pedigo

NOTARY PUBLIC

My Commission Expires: 3/3/2026

AMANDA PEDIGO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **SUZANNE HOLMES** DOCKET NO: **22P2360**

*It appearing to the Court that **BARBARA JEAN MARKHAM NEELY** 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 **SUZANNE HOLMES**, 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 **January 19th, 2023.***

JOSEPH P. DAY, Clerk

_____ D.C.

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 **SUZANNE HOLMES** as **Executrix** of the estate of **BARBARA JEAN MARKHAM NEELY**, deceased, and I do further certify that **SUZANNE HOLMES** is still acting **Executrix** of the estate of **BARBARA JEAN MARKHAM NEELY** 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 January, 2023.

JOSEPH P. DAY, Clerk

_____ D.C.