Karen Johnson Davidson County
Batch# 1020517 DEEDQC
06/29/2023 08 25 32 AM 2 pgs
Fees $12 00 Taxes $0 00
20230629-0049497

This Instrument Prepared b
J. BLAKE FREEMAN, ATT(
323 Emery Drive
Nashville, TN 37214-3113

PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO WARRANTIES

EXECUTOR QUITCLAIM DEED

Address of New Owners:	Sent Tax Bill To:	Map & Parcel No.
Virginia Darlene Ashbrook 2925 Leatherwood Dr. Nashville, TN 37214	New owner	096-10-0-131.00

WHEREAS, Gary Jakes owned and held an interest in certain real property located in Davidson County, Tennessee, as more particularly described below; and

WHEREAS, Gary Jakes (aka Gary Glen Jakes) died on March 7th 2023 leaving a Last Will and Testament dated October 2014, ("Will") which was admitted to probate in the Probate Court of Davidson County, Tennessee, on April 13th 2023, as Case No. 23P583 and is recorded among said probate records; and

WHEREAS, as a result of the terms of the Will, the real property described herein is to be distributed to **Virginia Darlene Ashbrook.**

WHEREAS, the executor of the estate desires to evidence, by this quitclaim deed, the transfer of the real property herein described to **Virginia Darlene Ashbrook** as stipulated in the Will.

NOW, THEREFOR FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Virginia Darlene Ashbrooks, EXECUTOR OF THE ESTATE OF Gary Glen Jakes ("Grantor")** this day executed this Executor Quitclaim Deed in order to evidence the transfer unto **Virginia Darlene Ashbrook**("Grantee"), all of the interest, right and title in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Lot no. 300 on the Map of Cloverhill subdivision, Section V, as shown by Plat appearing of record in Plat Book 2133, Page 88 of the Registers Office for Davidson County, to which plat reference is hereby made for more complete details of said lot.

Said Lot No. 300 fronts 65 feet on the southerly margin of Leatherwood Drive and extends back between lines 167.3 feet on the westerly line and 173.7 feet on the easterly line to a dead line in the rear measuring 66 feet thereon.

Being the same property conveyed to Gary Jakes, unmarried of record in instrument 20030115-0006253, Register's Office for Davidson County, Tennessee.

This is improved property known as 2925 Leatherwood Dr., Nashville, TN 37214

This transfer is by Quitclaim and the Executor makes no warranties about the title.

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 27th day of June, 2023.

Virginia Darlene Ashbrooks, EXECUTOR OF THE ESTATE OF Gary Glen Jakes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for the County and State, the within named , **Virginia Darlene AshbrookS,** Executor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that they executed the within instrument for the purposed therein contained.

Witness my hand and official seal at office, this 27th day of June 2023

Notary Public/My Commission Expires:

BLAKE FREEMAN
State of Tennessee Notary Public
DAVIDSON COUNTY
My Commission Expires 05-07-2024

STATE OF TENNESSEE

DAVIDSON COUNTY :

The actual consideration or value for this transfer is $-0-.

Affiant

Sworn to and subscribed before me this the 27 day of June, 2023.

Notary Public/My Commission Expires:

BLAKE FREEMAN
State of Tennessee Notary Public
DAVIDSON COUNTY
My Commission Expires 05-07-2024