Karen Johnson Davidson County
Batch# 1025805 DEEDQC
07/13/2023 10:26:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230713-0053693

Grantees:
Jarvis J. Neeley
Evelyn M. Martin
Rachel E. Neeley
Ashley N. Meadows, Individually
Ashley N. Meadows, Trustee f/b/o Cameron A. Tidwell, Jr.
106 McBratney Drive
Hendersonville, TN 37075

This Instrument Prepared By:
Brandon R. Meredith
100 Bluegrass Commons Blvd, Ste 2370
Hendersonville, TN 37075

Send Tax Notice to:
Jarvis J. Neeley
106 McBratney Drive
Hendersonville, TN 37075

Map & Parcel No.:
073 05 0 143.00

EXECUTOR'S QUITCLAIM DEED ESTATE OF MARION B. MIXON

Marion B. Mixon died on July 23, 2022, leaving a Will dated February 21, 2019. The Will was admitted to probate on January 12, 2023, in the Circuit (Probate) Court, Davidson County, Tennessee, Docket Number 22P2121. Pursuant to January 12, 2023, Order, Jarvis J. Neeley was named the Executor of the Estate of Marion B. Mixon. The Executor, by signing this Deed, transfers the interest of the Executor and that of the Estate of Marion B. Mixon in the subject real property to Jarvis J. Neeley, Evelyn M. Martin, Rachel E. Neeley, Ashley N. Meadows, individually, and Ashley N. Meadows, Trustee of testamentary trust for the benefit of Cameron A. Tidwell, Jr., pursuant to Item II of the Last Will and Testament of Marion B. Mixon dated February 21, 2019. In accordance herewith, Jarvis J. Neeley, as the Executor of the Estate of Marion B. Mixon, quitclaim to Jarvis J. Neeley, Evelyn M. Martin, Rachel E. Neeley, Ashley N. Meadows, individually, and Ashley N. Meadows, Trustee of testamentary trust for the benefit of Cameron A. Tidwell, Jr., in equal shares as tenants in common, all right, title and interest in and to the following described real property in Davidson County, Tennessee:

Property Description attached as Exhibit A.

This transfer is by Quitclaim and no warranties are made.

Property description taken from prior deed.

Witness my hand at Sumner County Tennessee this 11 day of July, 2023.

ESTATE OF MARION B. MIXON

JARVIS J. NEELEY, EXECUTOR

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said County and State, Jarvis J. Neeley, as Executor of the Estate of Marion B. Mixon, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who signed, sealed and delivered the foregoing instrument in my presence, and, who acknowledged that such bargainor executed the within instrument for the purpose therein contained as such bargainor's free act and deed.

Witness my hand and official seal at Davidson County, TN, this 11 day of July, 2023.

Notary Public

My Commission Expires: 5/5/2025

KERRI MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

STATE OF TENNESSEE
COUNTY OF SUMNER

This instrument is exempt from any and all transfer taxes pursuant to TENN. CODE ANN. § 67-4-409(a)(3)(D) and valuation oath pursuant to TENN. CODE ANN. § 67-4-409(a)(5).

Affiant

Sworn to and subscribed before me this 13th day of July, 2023.

Notary Public

My Commission Expires: 07.24.24

CHRISTINA BAKER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

HEN 2360627.1

Exhibit A

LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of Riverwood Heights, Section 7, as of record in Book 2854, Page 34, Register's Office for Davidson County, Tennessee.

SAID Lot No. 3 fronts 100 feet on the northwesterly side of Cooper Lane and runs back between lines, 137.1 feet on the southeasterly side, and 170 feet on the northwesterly side, to a line in the rear measuring 105.2 feet thereon.

Being the same property conveyed to Marion B. Mixon and wife, Frankie J. Mixon by Deed from Hazel Moore Edwards, Executrix and devisee under the Last Will and Testament of Jonas Edwards, deceased, and James W. Edwards and wife, Martha Edwards, of record in Book 10868 Pages 543-545, Register's Office of Davidson County, Tennessee. Frankie J. Mixon died on October 27, 2016, leaving Marion B. Mixon the sole owner of the above-described property.

CERTIFICATE OF AUTHENTICITY

I, Brandon R. Meredith, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 11, 2023

Affiant Signature

07.13.23
Date

STATE OF TENNESSEE

COUNTY OF SUMNER

Sworn to and subscribed before me this 13th day of July, 2023

Notary's Signature

My Commission Expires: 07.24.24

