Karen Johnson Davidson County
Batch# 1036644 DEEDQC
08/09/2023 02:05:58 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230809-0061809

THIS INSTRUMENT PREPARED BY:
Chase A. Moore, Attorney at Law
4205 Gallatin Road
Nashville, TN 37216

STATE OF MISSISSIPPI
COUNTY OF PEARL RIVER

The actual consideration or value, whichever is greater, for this transfer is One ($1.00) Dollar.

AFFIANT

Subscribed and sworn to before me, this 18th day of July, 2023.

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 304000 AMY N. PALMER Commission Expires Feb. 9, 2026 PEARL RIVER COUNTY

NOTARY PUBLIC

My commission Expires: 02/09/2026

ADDRESS NEW OWNERS:	**SEND TAX BILLS TO:**	**MAP/Parcel:**
Bronie H. Victory 6 Possum Hollow Ln. Picayune, MS 39466	Same	083 15 0 036.00

EXECUTRIX'S QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **BRONIE H. VICTORY,** Executrix for the **Estate of HELEN L. HUNTER**, 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 HELEN L. HUNTER**, was probated in the Probate Court of Davidson County, Docket No. 22P-1407 on JULY 28, 2022. **BRONIE H. VICTORY** was appointed Executrix for the **Estate of HELEN L. HUNTER**. (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 HELEN L. HUNTER**, has conveyed, remised, released and forever quitclaims to **BRONIE H. VICTORY**, as individual and heir of the Estate, and all of her 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. 64 on the Plan of Fortland Park, Section II, as of record in Book 2900, Page 40, Register's Office for Davidson County, Tennessee.

Said Lot No. 64 fronts 80 feet on the Southerly side of Fortland Drive and runs back between parallel lines 155 feet to a dead line in the rear on which it measures 80 feet.

Being the same property conveyed to Charles M. Hunter and wife, Louise O. Hunter, from S.D. Harrison Company, Inc., a Tennessee Corporation, of record at Book Number 3029, Page 290 of record, Register's Office for Davidson County, Tennessee, dated February 17, 1960 and recorded February 18, 1960.

This is improved property known as 2817 Fortland Drive, Nashville, Tennessee, 37206.

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

WITNESS my hand this 18th day of July, 2023.

BRONIE H. VICTORY, Executrix

STATE OF MISSISSIPPI
COUNTY OF PEARL RIVER

Personally appeared before me, a Notary Public in and for said County and State, the within named **Bronie H. Victory**, 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 Piscayune, Mississippi this 18th day of July, 2023.

NOTARY PUBLIC

My Commission Expires: 02/09/2026

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 304000 AMY N. PALMER Commission Expires Feb. 9, 2026 PEARL RIVER COUNTY

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **BRONIE H VICTORY** DOCKET NO: **22P1407**

*It appearing to the Court that **HELEN LOUISE OWENS HUNTER** 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 **BRONIE H VICTORY**, 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, Richard R. Rooker, Clerk of the Probate Court, at office, this **August 12th, 2022**.*

RICHARD R. ROOKER, Clerk

_____ D.C.

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, RICHARD R. ROOKER, 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 **BRONIE H VICTORY** as **Executrix** of the estate of **HELEN LOUISE OWENS HUNTER**, deceased, and I do further certify that **BRONIE H VICTORY** is still acting **Executrix** of the estate of **HELEN LOUISE OWENS HUNTER** 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 12th day of August, 2022.

RICHARD R. ROOKER, Clerk

_____ D.C.