THIS INSTRUMENT WAS PREPARED BY:

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Karen Johnson Davidson County
Batch# 1037145 DEEDQC
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Fees: $27.00 Taxes: $0.00
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FROM: **FRANCES RUBY NEAL and GEORGE GALE HARRIS**
2435 OLD CLARKSVILLE PIKE
ASHLAND CITY, TENNESSEE 37015

TO: **ERIC K. LOCKERT, TRUSTEE**

FROM: **ERIC K. LOCKERT, TRUSTEE**

TO: **GEORGE GALE HARRIS**
8259 WHITES CREEK PIKE
JOELTON, TENNESSEE 37080

SEND TAX STATEMENTS TO:
SAME

PARCEL ID: **00400004400**
COUNTY: **DAVIDSON**

QUITCLAIM DEED

THEODORE GALE HARRIS passed away on **December 24, 2021**, and leaving a Last Will and Testament; henceforth, **FRANCES RUBY NEAL, Executrix / Heir**, appeared before the Davidson County Chancery Court (Probate Division) on **May 12, 2022**, and the estate was admitted to probate on the same date in the Chancery Court (Probate Division), for Davidson County, Tennessee, **Docket Number: 22P183**. The **Executrix / Heir, FRANCES RUBY NEAL,** has been duly qualified via the Chancery Court, (Probate Division) for Davidson County and the interest in the real property below is transferred from the heirs/Grantor(s) and any claims of the estate, as evidenced by their respective signatures below, to the Grantee(s). All debts of the decedent have been paid, and a **TENNCARE** release is on file with the Chancery Court (Probate Division) for Davidson County.

THAT FOR AND IN CONSIDERATION of the sum of **Ten Dollars ($10.00)**, cash in hand paid, by the hereinafter named Grantee(s), and to settle the estate of **THEODORE GALE HARRIS** and other good and valuable considerations, the receipt of which is hereby acknowledged, **FRANCES RUBY**

NEAL, heir / Executrix / individually, and **GEORGE GALE HARRIS**, heir / individually; hereinafter, called the Grantor(s), by these presents does hereby **CONVEY, TRANSFER, REMISE, RELEASE, RELINQUISH AND QUITCLAIM** unto **Eric K. Lockert, Trustee,** his successors and assigns, their interest in the following described tract or parcel of land in the **14th** civil district of **Davidson County**:

A parcel of land in the 14th Civil District of Davidson County, Tennessee, more particularly described according to a survey made by Stephen A. Draper, Surveyor, on May 10th 1960, as follows.

Beginning in the westerly margin of the Springfield Highway in the North line of the Bracy Farm; thence with said margin, southerly 200 feet; thence South 62 deg. West 200 feet to Fisher's line; thence with Fisher's line North 15 deg. 45 min. West 280 feet to the northwest corner of the Bracy Farm; thence with the northerly line to said farm, South 88 deg. East 156 feet to the beginning, containing, 1.0 acres, more or less.

Being the same property as conveyed to Theodore Gale Harris, also known as T. G. Harris, and wife, Reba Frances Harris, also known as Reba Patterson Harris, from B. L. Chambliss on March 4, 1968 via Deed of record, as recorded on March 25, 1968 in Deed Book: 4221, Page: 932 in the Register of Deed's Office for Davidson County, Tennessee. Reba Frances Harris having passed on July 8, 2018; thereby, Theodore Gale Harris became the owner of the above described property by way of being the surviving spouse via tenants by the entirety. Theodore Gale Harris passed on December 24, 2021 leaving a Last Will and Testament being submitted to probate in Davidson County Tennessee under Probate Court Docket Number: 22P183 on May 12, 2022. Decedent, Theodore Gale Harris, having divested his property interest in the above described real property to his son George Gale Harris.

This deed is prepared from information of prior deeds furnished by the Grantor(s) without the benefit of survey; additionally, a title search has not been performed nor has there been a title opinion given in regards to this property transfer.

This is improved property generally known as: 8259 Whites Creek Pike, Joelton, Tennessee 37080

And now I, **ERIC K. LOCKERT, TRUSTEE,** for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby **CONVEY, TRANSFER, REMISE, RELEASE, RELINQUISH AND QUITCLAIM** unto, **GEORGE GALE HARRIS**, hereinafter called the Grantee(s), their heirs and assigns, the same real property hereinabove described to which reference is hereby made, and said real property is conveyed subject to the same limitations, restrictions and encumbrances as may effect the premises. Wherever used, the

singular number shall be the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN TESTIMONY AND WITNESS WHEREOF, the Grantor(s) herein have hereunto set their respective signatures and executed this instrument, on this the **28th** day of **July 2023.**

ERIC K. LOCKERT, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named bargainor, **ERIC K. LOCKERT, TRUSTEE** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **he** executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Ashland City, Tennessee, this the **28th** day of **July 2023.**

Maria C. Binkley
Notary Public My Commission Expires: 09-21, 2024

MARIA C. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Frances Ruby Neal
FRANCES RUBY NEAL, EXECUTRIX / HEIR / GRANTOR

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named bargainor, **FRANCES RUBY NEAL, EXECUTRIX / HEIR** 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 purpose therein contained.

Witness my hand and official seal at Ashland City, Tennessee, this the **28th** day of **July 2023.**

Maria C. Binkley
Notary Public My Commission Expires: 09-21, 2024

MARIA C. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

GEORGE GALE HARRIS, HEIR / GRANTOR

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named bargainor, **GEORGE GALE HARRIS,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **he** executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Ashland City, Tennessee, this the **28th** day of **July 2023.**

Maria C. Binkley
Notary Public My Commission Expires: 09-21, 2024

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

MARIA C. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

As required by *Tennessee Code Annotated Section 67-4-409 a(4) and (a)(6)(A)* the undersigned being Grantee, Grantee's agent, or a trustee acting for Grantee, after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **ZERO DOLLARS ($0.00).**

GEORGE GALE HARRIS, AFFIANT

Sworn to and subscribed before me, this 28th day of July 2023.

Maria C. Binkley
Notary Public My Commission Expires: 09-21, 2024

MARIA C. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY