THIS INSTRUMENT WAS PREPARED BY:

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Karen Johnson Davidson County
Batch# 1037147 DEEDQC
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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: **FRANCES RUBY NEAL**
2435 OLD CLARKSVILLE PIKE
ASHLAND CITY, TENNESSEE 37015

SEND TAX STATEMENTS TO:
SAME

PARCEL ID: **00400004300**
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 **Davidson County**:

Lot #1 Beginning at an iron pin in the westerly right of way of Highway 431 said point being Harris Northeast Corner, thence, with a fence along Harris, Fisher, and Lain's North boundary line N 87-38W 2369.47 feet to an iron pin. Thence, with C. Lane's East boundary along a meandering fence just West of the line N 5-34' E 230.09 feet to an iron pin, thence, along a line being the South property line of what is hereafter to be called Track # 2 of Sircy's subdivision S-88-43E-1518.26 feet to an iron pin in the West property line of Track #3 S-7-08' E 78.53 feet to an iron pin, said pin being also the southwest corner of Track #3. Thence, with the south line of Track #3 S-87-38E 500' feet to an iron pin, thence, with the south line of Track #3 N 80-29' E 200' feet to an iron pin in the westerly right away of Highway 431, said point being also the southeast corner of Track #3. Thence, with the westerly margin of said Highway S-28-00' E 257.42 to an iron pin being the point of beginning and containing 11.896 acres more or less and being Track #1 of Sircy Subdivision.

Being the same property as conveyed to Theodore Gale Harris, also known as T. G. Harris and/or Theodore G. Harris, and wife, Reba Frances Harris, also known as Reba Patterson Harris, from Reba Frances Harris, Bessie Ann Sircy and Carol Elaine Patterson on March 23, 1974 via Deed of record, as recorded on March 26, 1974 in Deed Book: 4799, Page: 607 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 daughter, Frances Ruby Neal.

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: 8265 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, **FRANCES RUBY NEAL**, 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, 20 24

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, 20 24

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.**

Notary Public My Commission Expires: 09-21, 2024

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

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).**

MARIA C. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

FRANCES RUBY NEAL, AFFIANT

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

Notary Public My Commission Expires: 09-21, 2024

MARIA C. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY