Karen Johnson Davidson County
Batch# 1051818 DEEDQC
09/19/2023 02:47:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230919-0073701

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
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Nashville, Tennessee 37215
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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me this 7th **day of** September, **2023.**

Notary Public

My Commission Expires:

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(D).

Address of New Owners:	Send Tax Bills To:	Tax Map and Parcel No.:
Martha R. Fleitz, et al. 4900 East Manslick Road Louisville, Kentucky 40219	-SAME-	121 00 0 043.00

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Martha R. Fleitz, Executor of the Estate of Bobby J. Reynolds, deceased (the "decedent"), who died on September 19, 2022, in connection with the distribution of the estate of the decedent pursuant to the decedent's Last Will and Testament that was duly admitted to probate in Wilson County, Tennessee, on February 1, 2023, under Docket No. 2023PR24, hereby releases, remises and quitclaims unto Martha R. Fleitz, consisting of an undivided one-half (1/2) tenant-in-common interest, Lee Bearden Reynolds, consisting of an undivided one-quarter (1/4) tenant-in-common interest, and Cherish Abigail

Michaela Reynolds, consisting of an undivided one-quarter (1/4) tenant-in-common interest, all of the right, title and interest of the decedent and the decedent's estate in and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

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

WITNESS my hand this 7 day of Sept., 2023.

Martha R. Fleitz

Martha R. Fleitz, Executor

STATE OF Kentucky)
COUNTY OF Jefferson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Martha R. Fleitz, Executor, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 7th day of September, 2023.

My Commission Expires: May 23, 2027

Notary Public

NOTARY ID # KYNP72627
AYA TAHSEEN AL-HAMADANI
NOTARY PUBLIC
STATE AT LARGE, KENTUCKY
MY COMMISSION EXPIRES MAY 23, 2027

EXHIBIT A

Legal Description

TRACT 1:

A tract of land in the Third, formerly the Second, Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the center line of a private roadway said point being south 1° 45' west 438.3 feet from the northwest corner of the property conveyed to W. T. Hall and wife, Annie L. Hall, by deed from James McKnight and wife, as of record in Book 1345, page 502, Register's Office for said County and said point being the southwest corner of the property conveyed to James Edward Bailey and wife, by deed from W. T. Hall and wife, as of record in Book 2877, page 205, said Register's Office; thence with the southerly line of said Bailey property south 87° 45' east 125 feet to a point; thence south 1° 45' west 80 feet to a point in the northerly line of the property conveyed to Lonnie Richardson and wife, by deed from George T. Burnette and wife, as of record in Book 2300, page 419, said Register's Office; thence with the northerly line of said Richardson property north 87° 45' west 125 feet to a point in the center line of said private roadway; thence with the center line of the same north 1° 45' east 80 to the point of beginning.

Being the same property conveyed to Vallie Mae Reynolds by deed from W. T. Hall and wife, Annie L. Hall, of record in Book 2924, page 1, Register's Office for Davidson County, Tennessee.

TRACT 2:

A tract of land in the Third, formerly the 2nd, Civil District of Davidson County, Tennessee, and described as follows:

Beginning at a point, south 87° 45' east 125 feet from the center line of a private roadway, said point being the easterly common corner of property conveyed to James Edward Bailey, et ux, by deed of record in Book 2877, Page 205, Register's Office for Davidson County, Tennessee, and property conveyed to Vallie Mae Reynolds by deed of record in Book 2921, Page 1, said Register's Office; thence south 1° 45' west 80 feet, with line of Reynolds to a point; thence 87° 45' east 163 feet; thence north 1° 45' east 80 feet; thence north 87° 45' west 163 feet, to the point of beginning.

Being the same property conveyed to Vallie Mae Reynolds by deed from W. T. Hall and wife, Annie L. Hall, of record in Book 3763, page 21, Register's Office for Davidson County, Tennessee.

* * * * * * * * * * * *

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Vallie Mae Reynolds died intestate on February 22, 1981. Upon her death, the subject property vested in her heirs-at-law, Martha R. Fleitz, Bobby J. Reynolds and Alford Billy Reynolds, also known as Alfred Billy Reynolds, as equal tenants in common, as evidenced by a certain Affidavit of Heirship of record as Instrument No. 20230915-0072641, Register's Office for Davidson County, Tennessee.

Alford Billy Reynolds, also known as Alfred Billy Reynolds, subsequently died intestate on January 23, 2022. Upon his death, his undivided one-third (1/3) tenant-in-common interest in the subject property vested in his heirs-at-law, Lee Bearden Reynolds and Cherish Abigail Michaela Reynolds, as equal tenants in common, as evidenced by a certain Affidavit of Heirship of record as Instrument No. 20230918-0073213, Register's Office for Davidson County, Tennessee.

Bobby J. Reynolds subsequently died on September 19, 2022 and devised his undivided one-third (1/3) tenant-in-common interest in the subject property to Martha R. Fleitz, consisting of an undivided one-half (1/2) tenant-in-common interest, Lee Bearden Reynolds, consisting of an undivided one-quarter (1/4) tenant-in-common interest, and Cherish Abigail Michaela Reynolds, consisting of an undivided one-quarter (1/4) tenant-in-common interest, by Last Will and Testament of record in the Clerk & Master's Office for Wilson County, Tennessee, under Docket No. 2023PR24.

After this conveyance, the subject property will be owned by Martha R. Fleitz, consisting of an undivided one-half (1/2) tenant-in-common interest, Lee Bearden Reynolds, consisting of an undivided one-quarter (1/4) tenant-in-common interest, and Cherish Abigail Michaela Reynolds, consisting of an undivided one-quarter (1/4) tenant-in-common interest.

This is improved property known as 2491 Pulley Road, Nashville, Tennessee 37214.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 September 7, 2023

September 15, 2023
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 15th day of September, 2023.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

