Karen Johnson Davidson County
Batch# 1060545 DEEDQC
10/13/2023 02:38:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231013-0080484

Grantees:
Karen U. Whittle
4782 Sango Road
Clarksville, TN 37043

Carolyn U. Campbell
200 Pecan Court
Gallatin, TN 37066

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

Send Tax Notice to:
Same

Map No.: 42-7-11
Parcel No.: 11D-36205

EXECUTOR'S QUITCLAIM DEED

Billy F. Ussery died on December 31, 2021, leaving a Will dated April 1, 1981. The Will was admitted to probate on March 23, 2022, in the Chancery Probate Court, Sumner County, Tennessee, Docket Number 22PR-113. Pursuant to March 23, 2022, Order, Karen U. Whittle and Carolyn U. Campbell were named the Co-Executors of the Estate of Billy F. Ussery. The Co-Executors, by signing this Deed, transfer the interest of the Co-Executors and that of the Estate of Billy F. Ussery in the subject real property to Karen U. Whittle and Carolyn U. Campbell (f/k/a Carolyn U. McCaig), pursuant to the fourth paragraph of the Last Will and Testament of Billy F. Ussery dated April 1, 1981. In accordance herewith, Karen U. Whittle and Carolyn U. Campbell, as the Co-Executors of the Estate of Billy F. Ussery, quitclaim to Karen U. Whittle and Carolyn U. Campbell, individually, all right, title and interest in and to the following described real property in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Castle Grove, Section 11, as of record in Book 2900, page 102, Register's Office for said County.

Said Lot No. 27 fronts 41.10 feet on the south side of Graycroft Court, as measured around a curve, and extends back 316.5 feet on the easterly line and 277.4 feet on the westerly line to a dead line in the rear on which it measured 278.73 feet.

Being the same property conveyed to Billy F. Ussery and wife, Joan E. Ussery, by Warranty Deed from Alyne G. Harlin dated June 18, 1992, of record in Book 8655 Pages 647-650, Register's Office of Davidson County, Tennessee. Joan E. Ussery died on May 17, 2020 leaving Billy F. Ussery as sole owner.

This transfer is by Quitclaim and no warranties are made.

Property description taken from prior deed.

Witness my hand at Sumner County Tennessee this 3 day of October, 2023.

ESTATE OF BILLY F. USSERY

KAREN U. WHITTLE, CO-EXECUTOR

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, a Notary Public in and for said County and State, Karen U. Whittle, as Co-Executor of the Estate of Billy F. Ussery, 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 GALLATIN, Sumner County, this 3 day of October, 2023.

Notary Public

My Commission Expires: 03/24/2026

STATE OF TENNESSEE NOTARY PUBLIC

HEN 2360627.1

Carolyn U. Campbell
CAROLYN U. CAMPBELL, CO-EXECUTOR

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, a Notary Public in and for said County and State, Carolyn U. Campell, as Co-Executor of the Estate of Billy F. Ussesry, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, whc 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 Hendersonville, Sumner County, this 12th day of October, 2023.

Christina Baker
Notary Public

My Commission Expires: 07.24.24

CHRISTINA BAKER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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)(1)(C)(iv) and valuation oath pursuant to TENN. CODE ANN. § 67-4-409(a)(1)(E).

Carolyn U. Campbell
Affiant

Sworn to and subscribed before me this 12th day of October, 2023.

Christina Baker
Notary Public

My Commission Expires: 07.24.24

CHRISTINA BAKER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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 October 3, 2023

Affiant Signature

10.13.2023
Date

STATE OF TENNESSEE

COUNTY OF SUMNER

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

Notary's Signature

My Commission Expires: 07.24.24

CHRISTINA BAKER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY