Karen Johnson Davidson County
Batch# 1068722 DEEDQC
11/06/2023 11:41:25 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231106-0086622

THIS DOCUMENT PREI
John G. Fahne
Kennedy & Associates,
3052 Lebanon Pike
Nashville, Tennessee 37214
(615) 883-4998

ransfer is exempt from
l estate transfer tax
pursuant to T.C.A.
§67-4-409(a)(1)(C)(iv).

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
John W. Smith 2700 Lumar Lane Nashville, TN 37214	SAME	095 11 0 152.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that **John W. Smith**, the duly-appointed Executor, a certified copy of his Letters Testamentary being attached hereto as Exhibit A, of the Estate of Mildred Gentry Smith, deceased (the decedent), which estate is administered in the Probate Court for Davidson County, Tennessee, Case No. 22P-2043, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and in connection with the distribution of the estate of the decedent pursuant to the decedent's Last Will and Testament, which was duly admitted to probate in Davidson County, Tennessee and recorded in the Probate Court Clerk's Office for said County, hereby releases, remises forever, and quitclaims unto **John W. Smith and Sherry S. Reid**, who are the decedent's only children and the beneficiaries under the Will, all of the right, title, and interest of the decedent and the decedent's estate in and to a certain tract of land in Davidson County, Tennessee, described more particularly as follows:

> Land in Davidson County, Tennessee being Lot No. 39 on the Plan of Merry Oaks, Section II, as of record in Book 2133, Page 8, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Woodberry Drive at the corner of Lots Nos. 39 and 40; thence with the line of said lots, southerly 166.7 feet to the north line of Lot No. 53; thence with the line between Lots Nos. 39 and 53, westerly 116.7 feet to the easterly margin of Blue Hills Drive; thence with the margin of the same, northeasterly 144 feet to the beginning of a curve; thence around said curve northeasterly 32.6 feet to the south margin of Woodberry Drive; thence with the margin of the same, easterly 59 feet to the point of beginning.

Being the same property conveyed to Oral T. Smith and wife, Mildred G. Smith, both now deceased, from C. E. Elrod and wife, Elaine C. Elrod by Warranty Deed recorded in Book 2861, Page 161 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2401 Woodberry Drive, Nashville, Tennessee 37214.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 1st day of November, 2023.

John W. Smith

John W. Smith, Executor of
The Estate of Mildred Gentry Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John W. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of November, 2023.

My Commission Expires: 5/7/24

Tiffany Beckman
Notary Public

TIFFANY BECKMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **JOHN WILLIAM SMITH** DOCKET NO: **22P2043**

*It appearing to the Court that **MILDRED GENTRY SMITH** has died leaving a written Will in which you are appointed **Executor** 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 **JOHN WILLIAM SMITH**, 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, Joseph P. Day, Clerk of the Probate Court, at office, this **December 8th, 2022**

JOSEPH P. DAY, Clerk

_____ D.C.

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, JOSEPH P. DAY, 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 **JOHN WILLIAM SMITH** as **Executor** of the estate of **MILDRED GENTRY SMITH**, deceased, and I do further certify that **JOHN WILLIAM SMITH** is still acting **Executor** of the estate of **MILDRED GENTRY SMITH** and all acts as such are entitled to full faith and credit as it appears from the official records in my office in Nashville, Tennessee, this the 8th day of December, 2022.

JOSEPH P. DAY, Clerk

_____ D.C.