Karen Johnson Davidson County
Batch # 1097061 DEEDQC
02/01/2024 01:47:51 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240201-0007201

THIS INSTRUMENT PREPARED BY:

LAW OFFICE OF DAVID A. CHILDRESS
717 Darden Place
Nashville, TN 37205
615.386.9235

THIS CONVEYANCE IS EXEMPT FROM THE TRANSFER TAX UNDER T.C.A. SECTION 67-4-409(a)(1)(C)(iv)

| Address New Owner(s) As Follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| Tyler Edward Jenkins<br>Trent Joseph Jenkins<br>1786 Burke Hollow Road<br>Nolensville, TN 37135 | Joel B. Jenkins<br>1786 Burke Hollow Road<br>Nolensville, TN 37135 | 180-00-0-059.00 |

# ESTATE QUITCLAIM DEED

KNOW ALL PERSONS by these presents that JOEL BOND JENKINS, as EXECUTOR of the ESTATE OF DONNIE RAY JENKINS, deceased (the "Decedent"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, 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 (the "Will") which was duly admitted to probate in the Seventh Circuit (Probate) Court for Davidson County, Tennessee (Docket No. 23P-2253), hereby quitclaims unto TYLER EDWARD JENKINS and TRENT JOSEPH JENKINS, their heirs and assigns, all of the interest of the Decedent and the Decedent's estate (each receiving a one-fourth (1/4) undivided interest as tenants in common) in and to a certain tract or parcel of land situated in Davidson County, Tennessee, more particularly described as follows:

A tract containing 3.53 acres according to a survey made by Dye & Underwood in July 1971 located in the Sixth Civil District of said county, fronting on the south side of Holt Road and being more particularly described as follows:

Commencing at an iron pin in the south margin of Holt Road in the northeast corner of a tract of land conveyed from Dorothy Gillespie to Hillard Ellis Holt, Jr., and wife, Sylvia L. Holt, of record in Book 4542, page 570 of the Register's Office for said county; thence along the south margin of Holt Road south 86° 24' east 169 feet; thence with a curve to the right, said curve having a radius of 25 feet for a distance of 39.27 feet; thence south 3° 36' west 820 feet to an iron pin; thence north 87° west 168.8 feet to an iron pin in the southeast corner of said Hillard Ellis Holt, Jr. tract; thence along the eastern boundary of said Holt tract north 1° 45' east 847.5 feet to the point of beginning.

Being the same property conveyed by Executors' Quitclaim Deed from DONNIE R. JENKINS and JOEL B. JENKINS, as Co-Personal Representatives of the Estate of Lillian B. Jenkins, deceased, to DONNIE R. JENKINS and JOEL B. JENKINS, their heirs and assigns, each receiving a one-half (1/2) undivided interest as tenants in common, dated December 13, 2019, of record in Instrument No. 20191213-0128909, Register's Office for Davidson County, Tennessee.

DONNIE R. JENKINS and DONNIE RAY JENKINS were one and the same person.

The above description is the same as in the previous deed of record.

This is improved property known as 6679 Holt Road, Nashville, Tennessee 37211.

This instrument and the interest hereby quitclaimed are subject to the same limitations, restrictions and encumbrances as may affect the Property.

This description is prepared from information furnished to the preparer without the benefit of a title examination; and no representation as to the accuracy thereof is made, intended or to be implied. The preparer of this instrument makes no representation as to the status of the title of the Property.

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

[*Signature on the Following Page*]

WITNESS my hand this 27th day of January 2024.

ESTATE OF DONNIE RAY JENKINS

JOEL BOND JENKINS, Executor

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, JOEL BOND JENKINS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the court appointed Executor for the Estate of Donnie Ray Jenkins and that he as such Executor, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing his name as Executor.

WITNESS my hand, at office, this 27th day of January 2024.

Notary Public

My Commission Expires: 3/9/2027

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY