Karen Johnson Davidson County
Batch# 1099238 DEEDQC
02/08/2024 02:59:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240208-0009021

EXECUTOR'S QUITCLAIM DEED

STATE OF Tennessee }
COUNTY OF Davidson }

The actual consideration or value, whichever is greater for this transfer is $0.00.

Affiant

Subscribed and sworn to before me
This 28th day of December, 2023.

Notary Public

My Commission Expires: _____

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026

Address New Owner as:	Tax Bill To:	Map / Parcel
James W. Smith **P.O. Box 157** **Madison, TN 37116**	**New Owner**	**071 08 0 337.00**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **Bobby Joe Smith, individually, and Bobby Joe Smith, Executor of the Estate of Jerry N. Smith,** (hereinafter collectively referred to as "Grantor") does hereby quitclaim and convey unto **James W. Smith** (hereinafter referred to as "Grantee"), all of his interest in the following described parcel of real estate located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 14 on the Map of Rawls Home Corporation Subdivision, of record in Plat Book 1130, Page 33, Register's Office for Davidson County, Tennessee, and described as follows:

Said Lot No. 14 fronts 50 feet on the southerly side of Trinity Lane and runs back between parallel lines 184 feet to a dead line.

Being the same property conveyed to Jerry N. Smith and wife, Mary Louise Smith by Warranty Deed from Clifton H. South and wife, Barbara A. South,

of record in Book 9449, Page 802, said Register's Office for Davidson County, Tennessee.

Jerry N. Smith is deceased. He died on or about July 2, 2023. His wife, Mary Louise Smith, predeceased him, and title vested in him as the sole surviving tenant by the entirety.

This conveyance is being made pursuant to the Order Approving Settlement of record in Case No. 23P1415 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. The Last Will and Testament of Jerry N. Smith has been filed with said Court in Case No. 23P1415.

This is improved real property commonly known as 516 E. Trinity Ln, Nashville, TN 37207.

This is the same legal description found in the last Instrument of record.

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

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 28th day of December 2023.

GRANTOR: Estate of Jerry N. Smith

Bobby Joe Smith, Executor
Bobby Joe Smith, Executor

Bobby Joe Smith, Individually
Bobby Joe Smith, Individually

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, **Bobby Joe Smith, Executor of the Estate of Jerry N. Smith,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Executor of the Estate of Jerry N. Smith**, and as such **Executor** acknowledged the he is authorized to execute the foregoing instrument on behalf of **the Estate of Jerry N. Smith,** the within named bargainor, and that he as such **Executor,** executed the foregoing instrument for the purpose therein contained, by signing the name **Bobby Joe Smith, Executor.**

WITNESS my hand and official seal at Nashville, Tennessee, this 28 day of December 2023.

William Altus Pryor
Notary Public

My Commission Expires:

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 28th day of December, in the year 2023, before me the undersigned, personally appeared Bobby Joe Smith, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

WITNESS my hand and official seal or stamp, this 28 day of December, 2023.

William Altus Pryor
Notary Public

My Commission Expires:



Certificate of Authenticity

I, Robert J. Notestine, III, 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 December 28, 2023.

Robert J. Notestine, III
AFFIANT SIGNATURE

02/08/24
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 8th day of February, 2024.

William Altus Pryor
NOTARY'S SIGNATURE

My Commission Expires: _____

Notary's Seal:

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026