EXECUTOR'S DEED

THE ESTATE OF JAMES H. JENKINS, SR.
DAVIDSON COUNTY PROBATE CASE NO. 23P1088

No title search has been performed and no warranties either express or implied are made regarding the condition of the title.

Karen Johnson
Batch # 1103868
02/23/2024 08:07:07 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240223-0012345

THIS INSTRUMENT WAS PREPARED BY:
GEORGE H. THOMPSON, III, ATTORNEY
1326 ROSA L PARKS BLVD, NASHVILLE, TN 37208

Address of New Owner:	Send Tax Bills To:	Map-Parcel Nos.:
Ella B. Clay, et al. 668 Kingsway Drive Old Hickory, TN 37138	SAME	27W19480 MAP: 8301 PARCEL: 260

ELLA CLAY, Executrix and Personal Representative to the Estate of James Henry Jenkins, Sr., GRANTOR, hereby conveys real property in the name of James H. Jenkins, Sr., to Beverly McClain, Joyce Stringer, and Ella B. Clay, GRANTEES, in fee simple to be shared equally. A LIFE ESTATE is hereby reserved for Barbara Jenkins for so long as she may live.

This conveyance is pursuant to the devise to Beverly McClain, Joyce Stringer, and Ella Clay in the Last Will and Testament of James Henry Jenkins, Sr. in Davidson County Probate Case No. 23P1088, pursuant to Letters Testamentary issued July 12, 2023.

The property is described as follows:

> LAND in Davidson County, Tennessee, being part of Lot. No. 6 in the division of the estate of John Hobson, deceased, as of record in Minute Book "L", page 363 of the Circuit Court for said County.
>
> BEGINNING on the southerly margin of Petway Avenue at a point 350 feet east of the piece of ground formerly owned by A.W. Hooker, Trustee, the Subdivision of which is of record in Book 57, page 131, Register's Office for Davidson County; thence with the southerly margin of said Avenue eastwardly 50 feet to the northwest corner of a part of said Lot No. 6 conveyed by Lewis T. Baxter and wife, to Clifford W. Russell, by deed of record in Book 647, page 643, Register's Office for Davidson County; thence with the west line, southwardly 150 feet; thence westwardly 50 feet; thence northwardly 150 feet to the beginning.
>
> BEING the same property conveyed to James H. Jenkins and wife, Margaret R. Jenkins, Margaret R. Jenkins having predeceased James H. Jenkins,, by deed from Raymond Spears and wife, Ercie Mary Spears, of record in Book 4166, page 547, Register's Office for Davidson County.

THIS IS IMPROVED PROPERTY KNOWN AS 1012 PETWAY AVENUE, NASHVILLE, TENNESSEE.

IN WITNESS WHEREOF, ELLA CLAY, Executrix and Personal Representative (Grantor) has hereunto set my signature on the date indicated below.

Ella B. Clay

ELLA B. CLAY, EXECUTRIX AND PERSONAL REPRESENTATIVE, THE ESTATE OF JAMES HENRY JENKINS, SR.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 13TH day FEBRUARY, 2024, before me personally appeared **ELLA B. CLAY,** Executrix and Personal Representative, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

George H. Thompson, III
NOTARY PUBLIC

My Commission Expires: 05/05/2025

George H. Thompson III
STATE OF TENNESSEE NOTARY PUBLIC
Davidson

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer is ($-0-) DOLLARS.

Ella B. Clay
AFFIANT

SUBSCRIBED and **SWORN** to before me on this the 13TH day of FEBRUARY, 2024.

George H. Thompson, III
NOTARY PUBLIC

My Commission Expires: 05/05/2025