Karen Johnson Davidson County
Batch # 1103869 DEEDQC
02/23/2024 08:08:45 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240223-0012348

THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
HANKINS LAW
117 Saundersville Road, Suite 205
Hendersonville, Tennessee 37075
(615) 246-2544

THIS QUITCLAIM DEED WAS PREPARED WITHOUT THE BENEFIT OF A FULL TITLE EXAMINATION AND NO LIABILITY IS ASSUMED BY THE PREPARER FOR ANY STATUS IN TITLE OR MATTERS WHICH WOULD BE DISCLOSED BY SUCH TITLE EXAMINATION.

EXECUTOR'S QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Joe Norman Wilkes, Sr. 5025 Ashland City Highway Nashville, TN 37218	Same	067000150.00

WHEREAS, Terry Eugene Wilkes owned the real property and improvements commonly known as 5010 Ashland City Highway, Nashville, Davidson County, Tennessee 37218, as more particularly described on the attached Exhibit A (the "Property");

WHEREAS, said Terry Eugene Wilkes passed away on November 19, 2023 ("Decedent"), leaving a Last Will and Testament dated January 16, 2017, as amended (the "Will");

WHEREAS, the Will was admitted into probate by the Seventh Circuit Court for Davidson County, Docket No. 24P-135 (the "Estate");

WHEREAS, Fred Hix was duly-appointed as Executor of the Estate by the Seventh Circuit Court for Davidson County (the "Executor");

WHEREAS, under the Will, Joe Norman Wilkes, Sr. was named as specific beneficiary of the Property; and

WHEREAS, the Executor wishes to convey the Property to said Joe Norman Wilkes, Sr.

NOW, THEREFORE, for and in consideration of the premises, FRED HIX, EXECUTOR OF THE ESTATE OF TERRY EUGENE WILKES, by these presents, transfers and conveys unto JOE NORMAN WILKES, SR., a resident of the State of Tennessee ("Grantee"), his heirs, successors and assigns, the Property.

The Property is conveyed to Grantee, his heirs, successors and assigns, without representation or warranty of any kind, nature or character, subject to all matters, whether or not

shown in the public records. The Executor transfers the Property to Grantee on an "as-is, where-is" basis.

IN WITNESS WHEREOF, the undersigned has hereunto set his signature, to be effective as of the 21 day of February, 2024.

GRANTOR:

Fred Hix, Executor of the Estate of Terry Eugene Wilkes

STATE OF TENNESSEE)

COUNTY OF SUMNER)

Before me, Jennifer Roberts, a Notary Public of the State and County aforesaid, personally appeared Fred Hix, 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 Terry Eugene Wilkes, and that he as such Executor being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name as Executor.

Witness my hand and seal, at Office in Hendersonville, Tennessee, this 21st day of February, 2024.

Jennifer Roberts
Notary Public

My commission expires: September 8, 2025

JENNIFER ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Sept.08, 2025

STATE OF TENNESSEE)

COUNTY OF SUMNER)

Pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(C)(iv), no tax is due for the recording of this instrument.

Amy Hunkin
AFFIANT

Sworn to and subscribed before me, this 21st day of February, 2024.

Jennifer Roberts
Notary Public

My Commission Expires: September 8, 2025

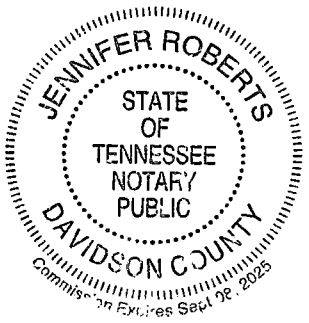


EXHIBIT A

DESCRIPTION OF PROPERTY

LAND in Davidson County, Tennessee and being described according to survey by J. Bruce Rainey, Surveyor #823 and dated February 23, 2001, known as job no. 010017 more particularly described as follows:

BEGINNING at an iron pin on the northerly margin of Hydes Ferry Pike, said point of beginning being the Southwest corner of the herein described tract and also being 747.30' easterly from the intersection of the easterly margin of Old Hickory Boulevard with the northerly margin of Hydes Ferry Pike; thence leaving the margin of Hydes Ferry Pike and with the line of Tract 1 of said survey N 22° 24' 10" E 180.00' to an iron pin; thence N 68° 00' 11" W 740.00' to an iron pin set on the easterly margin of Old Hickory Boulevard; thence with the easterly margin of said Old Hickory Boulevard the following 2 calls; N 25° 46' 36" E 36.00' to an iron pin; thence N 26° 44' 16" E 164.07' to an iron pin; thence leaving the margin of Old Hickory Boulevard and with the line of Tract 3 of said survey S 66° 44' 36" E 982.47' to an iron pin set in the line of Tract 4 of said survey; thence with the line of Tract 4, S 21° 07' 11" W 248.64' to an iron pin set on the northerly margin of Hydes Ferry Pike; thence with the northerly margin of said Pike S 89° 27' 52" W 285.00' to the point of beginning containing 5.05 Acres ±.

BEING the same property conveyed to TERRY E. WILKES by Quitclaim Deed from JANET H. WILKES, of record as Instrument Number 20170124-0007675, dated January 18, 2017, said Register's Office. TERRY EUGENE WILKES having since died testate on or about November 19, 2023. Pursuant to the terms of the Last Will and Testament of record in Docket No. 24P-135 in the Seventh Circuit Court for Davidson County, Tennessee, said property is to be administered as part of the probate estate under the control of the Executor.