Karen Johnson
Batch # 1107390
03/05/2024 08:26:27 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240305-0015088

THIS INSTRUMENT PREPARED BY:
Robert G. Wheeler, Jr.
The Law Office of Robert G. Wheeler, Jr.
P.O. Box 211
Goodlettsville, TN 37070-0211

EXECUTOR'S QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills To:	Map & Parcel Number
Ronnie W. Ragan 1029 Highland Circle Madison, TN 37115 David G. Ragan 1026 Highland Circle Madison, TN 37115	Ronnie W. Ragan 1029 Highland Circle Madison, TN 37115	042 04 0 020.00

James Enoch Ragan, hereinafter referred to as "Decedent", died on March 25, 2019, leaving a Will dated July 26, 2011. The Will was admitted to Probate on September 14, 2023, in the Probate Court for Davidson County, Tennessee, bearing Docket Number 23P-1609. The Will named Betty Reece Ragan as the Executrix. Before the Petition was filed for probate, Betty Reece Ragan died. The Will further named Ronnie W. Ragan and David G. Ragan as alternate Executors. David G. Ragan filed a Declination to Serve as Personal Representative, thereby leaving Ronnie W. Ragan as the sole Executor. The Executor is duly qualified. All debts of the Decedent have been paid. The Tennessee Inheritance Tax clearance is no longer required by law since the death occurred after 2016, pursuant to T.C.A. 67-8-314. The Executor, by signing this Deed, releases any right the Executor has to recover this property in the event of the subsequent insolvency of this estate. In accordance with the provisions of the Will of James Enoch Ragan, Ronnie W. Ragan, Executor, quitclaims to David G. Ragan, individually, and Ronnie W. Ragan, individually, as tenants-in-common, all right, title and interest in the following described real estate in Davidson County, Tennessee:

> LAND in Davidson County, Tennessee, being two acres in the southwest corner of Lot No. 5 on the Map of the Bransford Realty Company's Amqui Subdivision, as of record in Book 421, pages 38 and 39, Register's Office for said County, described as follows:

BEGINNING in the center of Highland Circle at the common corner of Lots Nos. 5 and 6; thence north 11 deg. East, with the line between lots Nos. 5 and 6, 725 feet to a point; thence south 85 deg. East about 120 feet to a point; thence south 11 deg. West 730 feet to the center of Highland Circle; thence westerly with the center of Highland Circle 125 feet to the point of beginning.

BEING the same property conveyed to James E. Ragan and wife, Betty R. Ragan, by deed from Charles Raymond Foster and wife, Billie R. Foster, dated August 27, 1973 and filed for record in Book 4741, page 328, Register's Office for Davidson County, Tennessee. James E. Ragan and James Enoch Ragan are one and the same person. Betty R. Ragan and Betty Reece Ragan are one and the same person.

The mailing address for the above described property is 1029 Highland Circle, Madison, TN 37115.

This transfer is by quitclaim and the undersigned makes no warranties about the title.

WITNESS my hand on the day and date acknowledged below.

ESTATE OF JAMES ENOCH RAGAN

Ronnie W. Ragan Executor

By: Ronnie W. Ragan, Executor

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ronnie W. Ragan, Executor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 1st day of Feb 2024.

NOTARY PUBLIC

JENNIFER BROCK
STATE OF TENNESSEE NOTARY PUBLIC
SUMMER COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is NONE, the tax being exempt under the provisions of T.C.A. Section 67-4-409(a)(3)(D).

AFFIANT

Sworn to and subscribed before me this the 9th day of Feb, 2024.

NOTARY PUBLIC

JENNIFER BROCK
STATE OF TENNESSEE NOTARY PUBLIC
SUMMER COUNTY