Karen Johnson Davidson County
Batch# 1107508 DEEDQC
03/05/2024 10:49:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240305-0015267

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444
(615) 627-4448 fax
jeff@mglawtn.com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me this 27th day of February, 2024.

Notary Public

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(D).

Address of New Owner:	Send Tax Bills To:	Tax Map and Parcel No.:
Vanessa Hemmen 4191 Knipfer Road Joelton, TN 37080	-SAME-	171-03-0-B 052.00C0

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Jan Gatlin, Executor of the Estate of Deborah Ann Griffin, deceased** (the "decedent"), who died on November 3, 2023, in connection with the distribution of the estate of the decedent pursuant to the decedent's Will that was duly admitted to probate in Davidson County, Tennessee on December 18, 2023, and recorded under Docket No. 23P-2323 in the Seventh Circuit Court Clerk's Office (Probate Division), hereby releases, remises and quitclaims unto **Vanessa Hemmen**, all of the right, title and interest of the

decedent and the decedent's estate in and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

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

WITNESS my hand this 27 day of February, 2024.

Jan Gatlin, Executor
Estate of Deborah Ann Griffin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

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

Notary Public

My Commission Expires: JULIA C. HUNT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Unit No. 85 **[sic]** on the Plan of Revised Phase One, Section One, Townhomes of Fredericksburg of record in Book 9700, Page 236, Register's Office for said County, to which plan reference is hereby made for a more complete description.

The subject property is Unit No. 18, not Unit No. 85.

Being the same property conveyed to Jan Gatlin, Executor of the Estate of Deborah Ann Griffin, by deed from Jan Gatlin, Administrator, d.b.n. of the Estate of Nancy C. Griffin, of record as Instrument No. 20240228-0013667, Register's Office for Davidson County, Tennessee. Deborah Ann Griffin died on November 3, 2023, and devised her entire interest in said property to Vanessa Hemmen by Will recorded in the Seventh Circuit Clerk's Office (Probate Division) on December 18, 2023, under Docket No. 23P-2323.

This is improved property known as 641 Old Hickory Boulevard, Unit 18, Brentwood, Tennessee 37027.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 February 27, 2024.

2/27/24
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 27th day of February, 2024.

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

