Karen Johnson
Batch # 1133243
05/09/2024 03:21:46 PM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20240509-0034368

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP&PARCEL Nos.
Georgie Vernadean Hood Kelley Renee Logan Ashley Elaine Gaza Charles Randall Hood 3201 Old Ezell Road Nashville TN 37211	Georgie Vernadean Hood Kelley Renee Logan Ashley Elaine Gaza Charles Randall Hood 3201 Old Ezell Road Nashville TN 37211	134-11

This Instrument Prepared By:
Radford H. Dimmick
Attorney at Law
Post Office Box 198588
Nashville, Tennessee 37219
(615) 263-1278

CHARLES E. HOOD died testate on August 26, 2023. On October 4, 2023, the Probate Court for Davidson County, Tennessee admitted the Last Will and Testament of Charles E. Hood to Probate at Docket Number 23P1747. See attached Exhibit A.

The Executor of the Last Will and Testament, Charles R. Hood, by signing this Deed releases any right the Executor has to recover this property in the event of the subsequent insolvency of this Estate. **The Executor quitclaims to Georgie Vernadean Hood, Kelley Renee Logan, Ashley Elaine Gaza, Charles Randall Hood as tenants in common, all right, title and interest in the following described real estate in Davidson County, Tennessee:**

A tract of land in the 5th Civil District of Davidson County, Tennessee, according to a survey made by James L Murphy, Jr. and Company, dated April 25, 1962, more particularly described as follows:

Beginning at a point 347.43 feet North 5 deg. 36 min. East from the northeast corner of the G.M. McWhorter Lands (said northeast corner being on the westerly margin of Old Ezell Road); thence North 76 deg. 11 min. West a distance of 174.5 feet to a point; thence North 4 deg. 26 min. East a distance of 118.76 feet to a point; thence North 60 deg. 47 min. west a distance of 147.61 feet to a point; thence North 33 deg. 35 min. East a distance of 329.5 feet to a point in the center line of Mill Creek; thence along the center line of Mill Creek South 53 deg. 34 min. East a distance of 181.58 feet to a point;

thence South 5 deg. 36 min. West a distance of 400.0 feet to the point of beginning; said tract being designated as Tract 2, containing 2.24 acres.

Being the same property conveyed to Claiborne M. Hood and wife, Phrona K. Hood, by deed of record in Book 3374, page 527, Register's Office for Davidson County Tennessee, the said Phrona K. Hood having predeceased Claiborne M. Hood, and the said Claiborne M. Hood having died. The Will of Claiborne M. Hood filed with the Davidson County Probate Court Clerk's Office as Probate No. 04P – 516 devised the subject property to Mary Ellen Sidler, Sherry Lee Hartman and Charles Ernest Hood.

Being the same property conveyed to Charles E. Hood by Mary Ellen Sidler, now known as Mary Ellen Whitus, Sherry Lee Hartman and Charles E. Hood, by deed of record at Instrument Number 20040806-0094984, Register's Office for Davidson County Tennessee.

Expressly reserved in this conveyance is the right of exclusive occupancy of the real property for Georgie Vernadean Hood during her lifetime.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, and there was no title search conducted, or requested by any party, hereto.

WITNESS my hand this 1st day of May, 2024.

Charles Ray Hood

CHARLES R. HOOD, EXECUTOR
LAST WILL AND TESTAMENT
OF CHARLES E. HOOD

STATE OF TN]
COUNTY OF Wilson]

Personally appeared before me, Carin A. Koop, a Notary Public in and for said County and State, the within named CHARLES R. HOOD, EXECUTOR, **(Grantor)**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1 day of May, 2024.

Carin A. Koop

NOTARY PUBLIC
My Commission Expires: 03-06-2027

CARIN A. KOOP
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

STATE OF TN]
COUNTY OF Wilson]

The actual consideration or value, whichever is greater for this transfer is $1.00.

Subscribed and sworn to before me this 1st day of May, 2024.

Charles R. Hood
CHARLES R. HOOD, EXECUTOR

Carin A. Koop
NOTARY PUBLIC

My Commission Expires: 03-06-2027

CARIN A. KOOP
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY