Karen Johnson
Batch # 1137620
05/21/2024 02:14:29 PM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20240521-0037846

THIS INSTRUMENT PREPARED BY:
Chase A. Moore, Attorney at Law
2801 Noonan Drive
Nashville, TN 37206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is One ($1.00) Dollar.

AFFIANT

Subscribed and sworn to before me, this 11 day of May, 2024.

NOTARY PUBLIC

My commission Expires: 5/5/2025

ADDRESS NEW OWNERS:	**SEND TAX BILLS TO:**	**MAP/Parcel:**
Sallie M. Brown 1111 Ordway Place Nashville, TN 37206	Same	083 09 0 011.00

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EXECUTOR'S QUITCLAIM DEED

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KNOW ALL MEN BY THESE PRESENTS that I, **SALLIE M. BROWN**, Executrix for the **Estate of BOBBY LECKIE**, (also known as Bobby D. Leckie and Bobby Sue D. Leckie, being one and the same person), am affecting this quitclaim as a means of clarifying the title to this property. Under the laws of Probate of the State of Tennessee, the **Estate of BOBBY LECKIE**, was probated in the 7th Circuit Probate Court of Davidson County, Docket No. 23P-2076 on OCTOBER 26, 2023. **SALLIE M. BROWN** was appointed Executrix for the **Estate of BOBBY LECKIE**. (See attached Letters Testamentary). For and in consideration of the sum of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **SALLIE M. BROWN**, Executrix for the **Estate of BOBBY LECKIE**, has conveyed, remised, released and forever quitclaims to **SALLIE M. BROWN**, as individual and heir of the Estate, and all of her heirs and assigns, such of her right, title and interest in and to a certain parcel of land in Davidson County, Tennessee, as will create an estate in and to said parcel of land, which is

described as follows:

1111 Ordway Place, Nashville, Tennessee, 37206, PT Lots 3, 4 Block B, Wakefield & Smith/Sub Beasley, County Davidson, Zoning R6.

Land in Davidson County, Tennessee, being the easterly 18 feet of lot No. 3 and the westerly 32 feet of Lot No. 4 of Block "b" on the Plan of wakefield Smith Company's Subdivision's of Lots Nos. 55 and 56, in F.O. Beasley's Plan as of record in Book 843, Page 19, Register's Office for Davidson County.

Said parts of Lots Nos. 3 and 4 front together 50 feet on the northerly side of Ordway Place and run back between parallel lines 178 feet to a deadline.

Being the same property conveyed to Bobby D. Leckie (also known as Bobby Sue D. Leckie) and Sheila L. Leckie, as joints tenants with right of survivorship, from Bobby D. Leckie (also known as Bobby Sue D. Leckie) by Quitclaim Deed of record at Instrument Number 20131223-0129120 of record, Register's Office for Davidson County, Tennessee, dated December 16, 2013 and recorded December 23, 2013. The said Sheila L. Leckie being now deceased, survived by, daughter, Sallie M. Brown.

Being the same property conveyed to Robert O. Leckie, and wife, Bobby Sue D. Leckie, their heirs, by Quitclaim Deed from Franklin B. Huffaker, and wife, Woodsie Huffaker, all rights, title, and interest, which is of record in Book 6151, Page 781, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Franklin B. Huffaker, and wife, Woodsie Huffaker, by Quitclaim Deed from John B. Cobb, Jr., Trustee, for the purpose of creating a tenancy by the entirety, which deed is of record in Book 5512, Page 115, Register's Office for Davidson County, Tennessee.

This is improved property known as 1111 Ordway Place, Nashville, Tennessee.

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

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.

WITNESS my hand this 11 day of May, 2024.

SALLIE M. BROWN, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **Sallie M. Brown**, the bargainor, 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. Witness my hand and official seal at Nashville, Tennessee this 11 day of May, 2024.

Jeff Shoulders
NOTARY PUBLIC

My Commission Expires: 5.5.2025

JEFF SHOULDERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **SALLIE M BROWN** DOCKET NO: **23P2076**

*It appearing to the Court that **BOBBY LECKIE** has died leaving a written Will in which you are appointed **Executrix** and which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you;*

*THESE ARE, THEREFORE, to empower you, the said **SALLIE M BROWN**, to enter upon the execution of said Will, and take into your possession all of the property, and to make, within **sixty (60) days** from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.*

*WITNESS, Joseph P. Day, Clerk of the Probate Court, at office, this **November 15th, 2023**.*

JOSEPH P. DAY, Clerk

JOSEPH P. DAY CIRCUIT COURT CLERK

D.C.

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, JOSEPH P. DAY, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of the Letters Testamentary issued to **SALLIE M BROWN** as **Executrix** of the estate of **BOBBY LECKIE**, deceased, and I do further certify that **SALLIE M BROWN** is still acting **Executrix** of the estate of **BOBBY LECKIE** and all acts as such are entitled to full faith and credit as it appears from the official record in my office in Nashville, Tennessee, this the 15th day of November, 2023.

JOSEPH P. DAY, Clerk

JOSEPH P. DAY CIRCUIT COURT CLERK

D.C.