Executor's Quitclaim Deed

The actual consideration or value for this transfer is $ -0-

Ricky Lannom
AFFIANT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

SWORN TO AND SUBSCRIBED before me this 2nd day of AUGUST 2024

NOTARY PUBLIC
My Commission Expires: 01-24-2028

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Karen Johnson Davidson County
Batch# 1166199 DEEDQC
08/05/2024 08:16:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240805-0059097

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd; Old Hickory, TN. 37138 (615)847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
RICKY D. LANNOM 110 Becker Ave. Old Hickory, TN 37138	New Owners	053 11 0 / 066.00

In further fulfillment of the terms of the Last Will of **Kenneth C. Lannom**, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **RICKY D. LANNOM,** Executor for the Estate of **KENNETH C. LANNOM**, the GRANTOR herein, by these presents do transfer, QuitClaim and convey all right title and interest, equitable and otherwise unto:

RICKY D. LANNOM un-married, the GRANTEE herein, his heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot. No. 26 Block B on the Map of Life and Casualty Insurance Company's property at Old Hickory, Tennessee, of record in Book 974, page 11, Register's Officer for Davidson County, Tennessee.

Said Lot No. 26 fronts 60 feet on the southwesterly side of Becker Avenue and run back between parallel line 175 feet to a dead line.

Being all the same property conveyed to Kenneth C. Lannom and wife Dorothy A. Lannom, by deed from Hal D. Durrett, and wife M. Sue Durrett, recorded 01/14/1963, and of record in Book 3501, page 269, Register's Office for Davidson County, TN. The said Dorothy A. Lannom having died October 23, 2014, leaving her surviving spouse, Kenneth C. Lannom as the surviving tenant by the entirety. Kenneth C. Lannom having died, Testate, October 1, 2023, Davidson County Probate Case #24P-120, naming Ricky D. Lannom as the Executor of his Estate.

The above description is the same as in the previous deed of record.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances and restrictions of record in the Register's Office for Davidson County, TN, and otherwise, as may affect the property.

This is improved property known as: 110 Becker Ave, Old Hickory, TN 37138.

Witness my hand this 2nd day of AUGUST, 2024.

The Estate of KENNETH C. LANNOM

Ricky Lannom
By: RICKY D. LANNOM, Executor

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named RICKY D. LANNOM, the Executor for The Estate of KENNETH C. LANNOM, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument, as such Executor for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee this 2nd day of AUGUST, 2024.

NOTARY PUBLIC

My Commission Expires: 01-24-2028

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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Executor's QUITCLAIM DEED

From:
The Estate of
KENNETH C. LANNOM

To:
RICKY D. LANNOM

Property:
110 Becker Ave.
Old Hickory, TN 37138

202408050059097

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law

3844 Old Hickory Blvd.
Old Hickory Tennessee 37138
(615) 847-2000

Johnny@LJELAW.com

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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 Aug 2 2024.

Leroy Johnston Ellis, IV, Affiant

Aug 2, 2024
Date

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 2 day of August, 2024.

Cheryl Denise Whitfield
NOTARY PUBLIC

My Commission Expires: 11/06/2024

CHERYL DENISE WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Certificate Prepared by:
Johnny Ellis, Attorney-at-Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com