Executor's QuitClaim Deed

Karen Johnson Davidson County
Batch# 1172996 DEEDQC
08/21/2024 01:16:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240821-0064318

The actual consideration or value for this transfer is $ 0.00 (Exempt)

AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 13 day of AUGUST, 2024.

NOTARY PUBLIC

My Commission Expires: 11/06/2024

CHERYL DENISE WHITFIELD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

This space for Register of Deeds

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

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
ROBERT DAVID HOFFELT and JOHN FRANK HOFFELT 208 Cheatham Ave Smyrna, TN. 37167	New Owners	115 02 0 / 012.00

In further fulfillment of the terms of the ***Last Will and Testament*** of HELEN MARIE HOFFELT, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **ROBERT DAVID HOFFELT** and **JOHN FRANK HOFFELT**, Co-Executors of the **Estate** of **HELEN MARIE HOFFELT**, the GRANTOR herein, by these presents do transfer, Quitclaim and convey unto:

ROBERT DAVID HOFFELT and **JOHN FRANK HOFFELT**, Individually, the GRANTEES herein, as equal tenants in common, their heirs and assigns, all right title and interest, equitable and otherwise, in 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. 7 on the Plan of Glenwood, as of record in book 2854, page 17, Register's Office for said County.

SAID Lot. No. 7 fronts 148.2 feet on the easterly side of Downey Drive and extends back 261.7 feet on the southerly line and 250.2 feet on the northerly line to a dead line, measuring 167 feet thereon.

BEING all the same property conveyed to Robert O. Hoffelt and wife, Helen Marie Hoffelt, by Warranty deed from W.W. Glenn and wife, Lois C. Glenn, dated February 3RD 1965 and of record in Book 3858, page 568, Register's Office for Davidson County, Tennessee. The said Robert O. Hoffelt having died November 5, 1986, leaving his surviving spouse, Helen Marie Hoffelt as the surviving tenant by the entirety. Helen Marie Hoffelt, died Testate, in Davidson County on November 27, 2023, Probate Case **#23P-2405**, devising the said property to Robert David Hoffelt and John Frank Hoffelt, under **Item Seventh** of her Last Will, and under **Item Fourth** of said Last Will, authorizing her Co-Executors, Robert David Hoffelt and John Frank Hoffelt, to execute any document necessary to convey the property.

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, restrictions and all matters of record in the Davidson County Register's Office as may affect the premises including the following:

Real Property Taxes for the year 2024.

This is improved property known as: 926 Downey Dr., NASHVILLE, TN 37205.

The Executors by signing this Deed declare that the Estate of HELEN MARIE HOFFELT is solvent, and has no outstanding claims or taxes. The Executors release any right the Executors have to recover this property in the event of subsequent insolvency of this Estate.

Witness our hands this 13th day of AUGUST, 2024.

The Estate of HELEN MARIE HOFFELT

By: Robert David Hoffelt
ROBERT DAVID HOFFELT
Co-Executor

By: John Frank Hoffelt
JOHN FRANK HOFFELT,
Co-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 ROBERT DAVID HOFFELT and JOHN FRANK HOFFELT, the Executors for The Estate of HELEN MARIE HOFFELT, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument, as such Executors for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee this 13th day of AUGUST, 2024.

Leroy J. Ellis IV
NOTARY PUBLIC

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

My Commission Expires: 01/24/2028

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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 13 2024.

Leroy Johnston Ellis, IV, Affiant

August 21, 2024
Date

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 21 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
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Johnny@LJELAW.com