Karen Johnson
Batch # 1197806
10/25/2024 09:58:12 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20241025-0082944

This instrument prepared by:
(And return to:)

Grissim Title & Escrow, LLC
1222 17th Avenue S.
Nashville, TN 37212

EXECUTOR'S QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
JAMES KEAY ACKERMAN 2316 Castlewood Drive Nashville, TN 37214-2105	SAME	84-15 / 41

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

Whereas, **KENNETH KEAY ACKERMAN, Executor of the Estate of Mercedes F. Ackerman**, deceased, (the "Grantor") for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, and in connection with the distribution and closing of the Estate of Mercedes F. Ackerman, the decedent's will having been duly admitted to probate in Davidson County, Tennessee, bearing Probate Docket No.: 24P-2132, in the Probate Court Clerk's Office for said County, has bargained and sold and hereby remises, releases and forever quitclaims unto **JAMES KEAY ACKERMAN** (the "Grantee") his successors and assigns, all of its right, title and interest in and to a certain parcel of land in **Davidson** County, Tennessee, described herein below.

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of Section II, Castlewood Estates, as of record in Book 2331, page 91, Register's Office for said County. Said Lot No. 75 fronts 98.4 feet on the northerly side of Castlewood Drive, and runs back 219 feet on the westerly line , and 189.3 feet on the easterly line, to a dead line in the rear on which it measures 112.3 feet.

Being the same property conveyed to Frederick A. Ackerman, Jr. and wife, Mercedes F. Ackerman by deed of record **in Book 4484, page 797, Register's Office for Davidson County, Tennessee.** Frederick A. Ackerman, Jr., having since deceased on the 27th day of December, 2012; being survived by his wife, Mercedes F. Ackerman. Mercedes F. Ackerman having since deceased on August 28, 2024, testate, and by her Last Will and Testament filed as Probate File No. 24P-2132 in the Seventh Circuit for Davidson County, Tennessee Probate Division, subject property was devised to James Keay Ackerman. Mercedes Frances Keay Ackerman is one and the same as Mercedes F. Ackerman.

Kenneth Keay Ackerman executes this Deed in his capacity as Executor of the Estate of Mercedes F. Ackerma; and as an heir at law conveying any and all interest he may have, if any, by and through being an heir at law of Mercedes F. Ackerman.

The legal description provided herein is intended to be exactly the same as in the prior recorded deed.

This is improved property known as: 2316 Castlewood Drive, Nashville, Tennessee 37214-2105.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hands this _____ day of October, 2024.

Estate of Mercedes F. Ackerman

Kenneth Keay Ackerman Executor

GRANTOR – **Kenneth Keay Ackerman, Executor**
For the Estate of Mercedes F. Ackerman

And,

Kenneth Keay Ackerman

Kenneth Keay Ackerman, Individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, **Kenneth Keay Ackerman**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Executor of the Estate of Mercedes F. Ackerman, the maker, and is authorized by the maker to execute this instrument on behalf of the maker, The Estate of Mercedes F. Ackerman, by Kenneth Keay Ackerman, Executor.

Witness my hand and official seal on this the 24th day of October, 2024.

Notary Public

My Commission Expires: _____

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/03/2028 DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jeffrey M. Grissim, a Notary Public in and for said County and State, the within named ~~Kenneth Keay Ackerman~~ the bargainor, 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 for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24 day of October, 2024.

Notary Public

My Commission Expires:

_____

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/03/2028 DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $Zero.

Affiant

Subscribed and sworn before me this 24th day of October, 2024.

NOTARY PUBLIC

My Commission Expires: _____

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/03/2028 DAVIDSON COUNTY