Karen Johnson
Batch # 1207420
11/21/2024 08:35:22 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20241121-0090818

NEW OWNERS :
JOE S. PIRTLE, ROBERT B. PIRTLE, & CHERYL POTTS
6362 LICKTON PK
GOODLETTSVILLE, TN 37072-9123

SEND TAX BILLS TO:
JOE S. PIRTLE
6362 LICKTON PK
GOODLETTSVILLE, TN 37072-9123

Legal Ref: 00009510-0000479

THIS INSTRUMENT PREPARED BY:
Shawn J. McBrien, Attorney At Law
1050 Hamilton Station Blvd, Ste 200
Lebanon TN 37087

This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(D)

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SHAWN MCBRIEN, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

EXECUTOR DEED

KNOW ALL MEN BY THESE PRESENTS that **JOE S. PIRTLE,** the duly appointed Executor, a copy of his Letters of Testamentary being attached hereto as *Exhibit A*, of the Estate of Peggy Joyce Pirtle, deceased, which estate is administered in the Probate Court for Davidson County, Tennessee, Case No. 2023P1187, for and in consideration of the sum of Zero ($0.00) Dollars, cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, and in connection with the distribution and closing of the Estate of Peggy Joyce Pirtle, has bargained and sold and hereby conveys, remises, releases and forever quitclaims unto JOE S. PIRTLE, ROBERT B. PIRTLE, AND CHERYL POTTS, their heirs and assigns, all his right, title and interest in and to a certain tract(s) of land described as follows, to-wit:

> Land in the 2ND Civil District of Davidson County, Tennessee being Lot No. 1 on the Plan of Lawrence Subdivision, of record in Plat Book 8250, Page 4, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete

description. Said plat being amended in Book 9505, Page 104, said Register's Office.

DEED REFERENCE:

Being the same property conveyed to Joe W. Pirtle, and wife, Peggy J. Pirtle, by deed from Kenneth W. Lawrence, and wife Sandra F. Lawrence, of record in Book 9510, Page 479, filed November 3, 1994, Register's Office for Davidson County, Tennessee.

This is property known as 8222 Old Springfield Pike, Goodlettsville, TN 37072.

Joe W. Pirtle predeceased Peggy Joyce Pirtle on January 21, 2021.

This conveyance is made subject to all facts, conditions, limitations, restrictions, easements, zoning and planning ordinances, and health department regulations of record that may affect the premises.

WITNESS my hand this 14 day of NOV, 2024.

MICHAEL L. BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

EXECUTOR

JOE S. PIRTLE, EXECUTOR
Estate of Peggy Joyce Pirtle

AFFIDAVIT OF NOTARY PUBLIC

Personally appeared before me, the undersigned, a notary public in and for the state and county said, JOE S. PIRTLE, Executor of the Estate of Peggy Joyce Pirtle, 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.

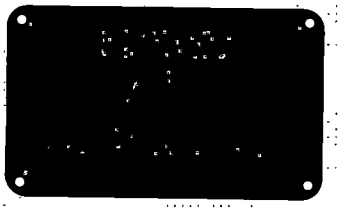
WITNESS my hand and official seal at office this 14th day of November, 2024.

Michael L Bates
NOTARY PUBLIC

My Commission expires: September 7, 2026

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)



LETTERS TESTAMENTARY

TO: **JOE S PIRTLE** DOCKET NO: **23P1187**

*It appearing to the Court that **PEGGY JOYCE PIRTLE** has died leaving a written Will in which you are appointed **Executor** 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 **JOE S PIRTLE**, 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 **July 13th, 2023**.*

JOSEPH P. DAY, Clerk

S. Yan 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 **JOE S PIRTLE** as **Executor** of the estate of **PEGGY JOYCE PIRTLE**, deceased, and I do further certify that **JOE S PIRTLE** is still acting **Executor** of the estate of **PEGGY JOYCE PIRTLE** 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 13th day of July, 2023

JOSEPH P. DAY, Clerk

S. Yan D.C.