Karen Johnson Davidson County
Batch# 1213880 DEEDQC
12/10/2024 03:46:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241210-0096017

Prepared by: John W. Crow, II, Attorney, 512 Madison Street, Suite A, Clarksville, TN 37040, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Pursuant to Tenn. Code Ann. § 66-24-121(a), the legal description is the same as in the previous deed of record.

THERESA GERMANN, Administrator C.T.A. of the ESTATE OF LEO FRANCIS KERKVLIET, Deceased

TO: ADMINISTRATOR C.T.A.'S DEED

THERESA GERMANN

THIS ADMINISTRATOR C.T.A.'S DEED OF REALTY, executed on this 3 day of December, 2024, by Grantor, **THERESA GERMANN, Administrator C.T.A. of the ESTATE OF LEO FRANCIS KERKVLIET, Deceased**, to Grantees, **LAWRENCE GERARD KERKVLIET and THERESA GERMANN,**

WITNESSETH:

Leo Francis Kerkvliet died testate, March 12, 2024. The Last Will and Testament of Leo Francis Kerkvliet was filed in the Seventh Circuit (Probate) Court for Davidson County, Tennessee, Case No. 24P1231, on July 10, 2024. THERESA GERMANN was appointed Administrator C.T.A. of the Estate of Leo Francis Kerkvliet, with Letters of Administration issued, on July 10, 2024, via Order Granting Petition to Open Testate Estate and Appoint Administrator C.T.A. Said Will designated the below referenced real estate be devised to LAWRENCE GERARD KERKVLIET and THERESA GERMANN.

Pursuant to Article II of said Will, the Grantor does hereby transfer unto Grantees, all right, title and interest, in and to certain realty situated in Davidson County, Tennessee, described

as follows, to-wit:

BEING Lot No. 2 on the Plan of Mark Johnson Subdivision of record in Plat Book 6200, page 873, in the Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description of said lot.

BEING the same property conveyed to Leo Francis Kerkvliet by Quitclaim Deed from Shirley Mae Kerkvliet, dated October 26, 2012, and recorded as Instrument No. 20130425-0041076 on April 25, 2013, in the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the Administrator C.T.A. of the Estate of Leo Francis Kerkvliet, deceased, has executed this Administrator C.T.A.'s Deed of realty on this 4 day of December, 2024.

THERESA GERMANN, Administrator C.T.A. of the ESTATE OF LEO FRANCIS KERKVLIET, deceased

STATE OF TENNESSEE :
:
COUNTY OF Buchanan :

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **THERESA GERMANN**, Administrator C.T.A. of the Estate of Leo Francis Kerkvliet, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal on this 5th day of December, 2024.

My Commission Expires:

May 9, 2027.

DEINNYS JEHOVANY COHN
Notary Public - Notary Seal
De Kalb County - State of Missouri
Commission Number 23510666
My Commission Expires May 9, 2027

Notary Public

Property Owners Name And Mailing Address:	Person or Entity Responsible for Payment of Property Taxes:
Theresa Germann and Lawrence Gerard Kerkvliet 708 Shady Avenue St. Joseph, MO 64505	SAME / OWNER
Property Address:	Map and Parcel No.:
613 Kinsey Blvd. Madison, TN 37115	Map 052-03 Parcel 173

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(D) as a deed executed by an Executor/Executrix/Administrator C.T.A. to implement a testamentary devise.

Tennessee Certification of Electronic Document

I, Alexandra Hulme, do hereby make oath that I am a licensed attorney and/or the 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 12/10/24.

Affiant Signature

12/10/24
Date

State of Tennessee)
)
County of Davidson)

Sworn to and subscribed before me this 10th day of Dec., 2024.

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026

Notary's Signature

MY COMMISSION EXPIRES: 1.28.26