Karen Johnson Davidson County
Batch# 1221717 DEEDQC
12/30/2024 02:08:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20241230-0101155

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4447
jeff@mglawtn.com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me this 30TH **day of December, 2024.**

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2025

Notary Public

My Commission Expires:_____

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

Address of New Owner:	Send Tax Bills To:	Tax Map and Parcel Nos.:
Victoria Vulcano Sargent 6036 Culbertson Road Antioch, Tennessee 37013	-SAME-	181 00 0 023.00 181 00 0 024.00

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Jeffrey Mobley, Executor of the Estate of Judith King Vulcano**, deceased (the "decedent"), who died on August 30, 2024, in connection with the distribution of the estate of the decedent pursuant to the decedent's Will that was duly admitted to probate in Davidson County, Tennessee, on November 21, 2024, and recorded under Docket Number 24P-2230 in the Clerk's Office for the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), hereby releases, remises and quitclaims unto **Victoria Vulcano**

Sargent, all right, title and interest of the decedent and the decedent's estate in and to certain parcels of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 30th day of December, 2024.

ESTATE OF JUDITH KING VULCANO

By: _____
Jeffrey Mobley, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey Mobley, Executor of the Estate of Judith King Vulcano, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of December, 2024.

_____ My Commission Expires: _____
Notary Public

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2028

EXHIBIT A
Legal Descriptions

Map & Parcel: 181 00 0 023.00

Land located in Davidson County, Tennessee, being more particularly described as follows:

Beginning at a fence post, being the southwest corner of James Adams', formerly W.B. Cochran's yard; thence running in a westerly direction to the northwest corner of the property conveyed to Jesse C. King, Jr. by deed from J.W. Barnes of record in Book 1225, page 142, Register's Office for Davidson County, Tennessee; thence in a southerly direction 664½ feet, more or less with the western boundary of the Jesse C. King, Jr. property to a point where this line intersects the northern margin of the Culbertson Road; thence following the northern margin of the Culbertson Road in a southerly direction to a point where it intersects with the northern boundary of the C.P. Waller farm, this line being also the southern boundary of the old J.W. Barnes property, as described in a deed from J.C. King to J.W. Barnes, of record in Book 530, page 232 R.O.D.C.; thence continuing with the aforesaid line north 85° west to the southwest corner of the old J.W. Barnes property above described; thence north 14° east 16 Poles, more or less, to the center of Mill Creek; thence along the center of Mill Creek as it meanders to a stake in the center of the creek being also the south west corner of the E.M. Baker property; thence with the E.M. Baker line south 87° east to the northwest corner of the property owned by W.K. Brittain; thence along his easterly boundary and continuing along the easterly boundary of the James Adams property, in a southerly direction to the point of beginning, containing approximately eleven acres, more or less.

Map & Parcel: 181 00 0 024.00

Land located in Davidson County, being more particularly described as follows:

Being a portion of the tract of land lying and situated in the fifth District of Davidson County, Tennessee, bounded as follows: on the North, by the lands of Cochran and Barnes; on the West, by the land of Barnes: on the South, by Barnes and Culbertson Road; on the East, by Culbertson Road.

Beginning at a fence post being the southeast corner of W. B. Cochran's yard; thence, running in a westerly direction 710 feet; thence, in a southerly direction 664½ feet; thence, east 481½ feet with the boundary of Culbertson Road; thence, in a northerly direction 664¼ feet with the boundary of Culbertson Road to the beginning, containing by estimation approximately 9½ acres more or less.

LESS AND EXCEPT FOR THE FOLLOWING:
Beginning at a point 75 feet in a southerly direction of a fence post being the southeast corner of W.B. Cochran's yard; thence, running in a westerly direction 315 feet; thence, in a northerly direction 75 feet; thence in a westerly direction 380 feet; thence, in a southerly direction 377 feet: thence, east 570 feet with the boundary of Culbertson Road; thence, in a northerly direction 308½ feet to the beginning, containing by estimation approximately 4½ acres more or less. Being the same property conveyed by Jesse Cox King. Jr. and Marguerite Turner King to Teresa Elaine K. Couch of record in Book 11277 Page 910 and Book 11289 Page 813, R.O.D.C., Tennessee.

Both parcels being the same property conveyed to Jeffrey Mobley, Executor of the Estate of Judith King Vulcano, deceased, by deed from Jeffrey Mobley, Trustee of The Judith King Vulcano Living Trust, established by the Revocable Trust Agreement of Judith King Vulcano, dated February 24, 2010, of record as Instrument No. 20241230-0101034, Register's Office for Davidson County, Tennessee.

This is improved property known as 6036 Culbertson Road, Antioch, Tennessee 37013.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 DECEMBER 30, 2024

DECEMBER 30, 2024
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 30TH day of DECEMBER, 2024.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

