Karen Johnson Davidson County
Batch# 1243977 DEEDQC
03/06/2025 11:54:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250306-0016958

THIS INSTRUMENT PREPARED BY:

PAUL A. GONTAREK
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444
paul@mglawtn.com

LEA ANN M. RODRIGUEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Herman Earl Garris
AFFIANT

Subscribed and sworn to before me this 6th day of March, 2025.

Notary Public

My Commission Expires: 05-03-2027

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 No.:
Herman Earl Garris 1777 Merritt Street Old Hickory, TN 37138	-SAME-	053 06 0A 196.00

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Herman Earl Garris, Executor of the Estate of Juanita Rose**, deceased (the "decedent"), who died on December 3, 2024, in connection with the distribution of the estate of the decedent pursuant to the decedent's Last Will and Testament that was duly admitted to probate in Davidson County, Tennessee, on February 26, 2025, and recorded under Docket Number 25P-374 in the Clerk's Office for the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), hereby releases, remises and quitclaims

unto **Herman Earl Garris,** 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 5th day of March, 2025.

ESTATE OF JUANITA ROSE

By: Herman Earl Garris
Herman Earl Garris, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Herman Earl Garris, Executor of the Estate of Juanita Rose, 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 5th day of March, 2025.

LEA ANN M. RODRIGUEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2027

Lea Ann M Rodriguez
Notary Public

My Commission Expires: 05-03-2027

EXHIBIT A

Legal Description

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

BEING Lot No. 196 on the Plan of Waterford, Phase 2, of record in Plat Book 7900, Page 412, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Juanita Rose by deed from Jennifer V. Tucker of record as Instrument Number 20010516-0050905, Register's Office for Davidson County, Tennessee.

Juanita Rose died on December 3, 2024, and devised her entire interest in the subject property to Herman Earl Garris, in accordance with her Last Will and Testament duly probated by the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), and recorded in the Probate Court Clerk's Office for Davidson County, Tennessee, on February 26, 2025 under Docket No. 25P-374.

This property is known as 1777 Merritt Street, Old Hickory, Tennessee 37138.

CERTIFICATE OF AUTHENTICITY

I, Paul A. Gontarek, 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 03-05-2025.

03-05-2025
Date

Paul A. Gontarek

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 5th day of March, 2025.

Notary Public

My Commission Expires: 5/5/2025

Notary's Seal (if on paper)

