Karen Johnson Davidson County
Batch# 1267486 DEEDQC
05/01/2025 03:15:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250501-0033893

ADDRESS OF NEW OWNER &
SEND TAX NOTICES TO:
Tammy Lee Sykes
182 Buckingham Blvd
Gallatin, TN 37066
Parcel ID: 04414003700

THIS INSTRUMENT PREPARED BY:
Freeman & Bracey, PLC
Attorneys at Law
885 Conference Drive, Ste. 500
Goodlettsville, TN 37072

EXECUTOR'S DEED

THIS QUITCLAIM DEED made this the 1st day of May, 2025, between **TAMMY LEE SYKES AS EXECUTRIX OF THE ESTATE OF JACKIE LARKIN SHUTE** as Grantor, and **TAMMY LEE SYKES, INDIVIDUALLY**, referred to herein as Grantee.

WITNESSETH:

WHEREAS, Jackie Larkin Shute died testate on July 25, 2024, a citizen and resident of Davidson County, Tennessee. Her Last Will and Testament was admitted to probate in the Estate of Jackie Larkin Shute, Case No. 24P1796 in the Probate Court of Davidson County, Tennessee with the above-named, Tammy Lee Sykes being appointed as Executrix of the Estate; and

WHEREAS, Jackie Larkin Shute died owning a tract of land located at **272 Martingale Dr., Old Hickory, Tennessee 37138 (Parcel ID: 04414003700)** and said legal description of the property owned by the Decedent, Jackie Larkin Shute, at time of her death is more particularly described below; and

NOW, THEREFORE, in consideration of the foregoing, **TAMMY LEE SYKES,** in her capacity as Executrix of the Estate of Jackie Larkin Shute, does hereby grant unto **TAMMY LEE SYKES**, pursuant to the terms of the Will of record, all of their right, title and interest in and to the below described property, being a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 272, Block 1, on the Plan of Cumberland Terrace Subdivision, Part 1, as of record in Book 1424, page 49, Register's Office for Davidson County, Tennessee, a more complete description being as follows:

Beginning at a point on the S.E. margin of Martingale Drive at the westernmost juncture of Lots # 272 and 273, N. 75'; thence 90° E. 168.8' to a point; thence 90° W. 174.4' to the point of beginning.

Being the same property conveyed to Kenneth R. Shute and wife, Jackie L. Shute by deed from Robert L. Minchey and wife, Brenda Carol Minchey dated June 23, 1972 of record in Book 4616, Page 862, said Register's Office for Davidson County, Tennessee.

The said Kenneth R. Shute died on or about 9/30/2003, leaving Jackie L. Shute surviving tenant by the entirety. The said Jackie L. Shute having since died testate on or about July 25, 2024. Her will of record in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) under Docket No. 24P1796, devising said real property her issue that survive her.

See also Quitclaim deed of record in Instrument No. 20241108-0087119, said Register's Office, wherein Coleby Shute, an heir of Jackie L. Shute, quitclaimed any and all interest in said property to Tammy Lee Sykes, dated September 26, 2024.

IN WITNESS WHEREOF, the said Grantor has hereunto set hand and seal the day and year first above written.

ESTATE OF JACKIE LARKIN SHUTE

By: Tammy Lee Sykes
TAMMY LEE SYKES, EXECUTRIX

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **TAMMY LEE SYKES** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the **Executrix of the Estate of Jackie Larkin Shute in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) under Docket No. 6 24P1796**, the within named bargainor, and that she, as such Executrix, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate by herself as such Executrix.

Witness my hand and official seal at office this the 19 day of May, 2025.

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES 1-31-26

My commission expires: 1/31/26

NOTARY PUBLIC

This instrument is exempt from Tennessee Recording Tax pursuant to T.C.A. §67-4-409 (a)(3)(D), as a deed executed by an executor to implement a testamentary devise.

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 **5/1/2025** [DATE].

AFFIANT SIGNATURE

5/1/2025
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **1st** day of **May**, 2025.

Notary Signature
My Commission Expires: 8/1/28
[SEAL]

