# Executor's QuitClaim Deed

Karen Johnson Davidson County
Batch# 1485194 DEEDQC
10/16/2026 09:18:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20261016-0094965

The actual consideration or value for this transfer is $ -0-

AFFIANT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

SWORN TO AND SUBSCRIBED before me this 13 day of OCTOBER, 2026.

Cheryl Denise Whitfield
NOTARY PUBLIC
My Commission Expires: 09/05/2028

CHERYL DENISE WHITFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Bvd. Old Hickory, TN. 37138 - (615) 847-2000

| ADDRESS NEW OWNER(S) | SEND TAX BILLS TO: | MAP / PARCEL NO. |
|---|---|---|
| Cle'shea Crain<br>1305 Cunningham St<br>Old Hickory, TN. 37138 | New Owner | 053 02 0 / 019.00 |

In further fulfillment of the terms of the ***Last Will and Testament*** of JULIA MARTINA CRAIN, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **Cle'shea Crain**, Executrix of the **Estate of JULIA MARTINA CRAIN**, (a/k/a **JULIA M. CRAIN**), the GRANTOR herein, by these presents do transfer, QuitClaim and convey all right title and interest, equitable and otherwise unto:

**Cle'shea Crain**, unmarried, the GRANTEE herein, her heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

BEING Lot No. 305, Section "C-2", Village of Old Hickory, as shown on plan recorded November 10, 1959, Book 1835, Page 29, in Register's Office for Davidson County, Tennessee; fronting 92.0 feet on Cunningham Street, containing 0.14 acres, more or less.

BEING all the same property conveyed to Julia M. Crain, a/k/a Julia Martina Crain by deed from The Estate of George Crain, and all heirs, Julia M. Crain, Evelyn Parker, Mary Green and Robert Crain, of record as **Instrument #20070829-0103951**, Register's Office for Davidson County, Tennessee. The said Julia M. Crain, a/k/a Julia Martina Crain , died Testate, in Davidson County on April 6, 2026, Probate Case **#26P-995**, Devising the said property to Cle'shea Crain under **ARTICLE VII** of her Last Will, and under **ARTICLE IV** of her said Last Will, authorizing her Executrix, Cle'shea Crain, to execute any document necessary to convey title to the property. Julia M. Crain and Julia Martina Crain are one and the same person.

The above description is the same as in the previous deed of record.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances, restrictions and all matters of record in the Davidson County Register's Office as may affect the premises including the following:

Real Property Taxes for the year 2026.

This is improved property known as: 1305 Cunningham St, Old Hickory, TN 37138.

The Executrix by signing this Deed declares that the Estate of **JULIA MARTINA CRAIN** is solvent, and has no outstanding claims or taxes. The Executrix releases any right the Executrix has to recover this property in the event of subsequent insolvency of this Estate.

Witness my hand this 15 day of OCTOBER, 2026.

**The Estate of JULIA MARTINA CRAIN**

Cle'shea Crain
By: Cle'shea Crain, Executor

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named Cle'shea Crain, 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 for The Estate of JULIA MARTINA CRAIN, that she as such Executrix, being authorized so to do, executed the within instrument, for the purposes therein contained by signing the name of The Estate of JULIA MARTINA CRAIN , as such Executrix.

Witness my hand and official seal at Old Hickory, Tennessee this 15 day of OCTOBER, 2026.

Leroy J. Ellis IV
NOTARY PUBLIC

My Commission Expires: 01/24/2028

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

**********

# CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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 Oct. 15 2026.

Leroy Johnston Ellis, IV, Affiant

Oct. 15, 2026
Date

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 15th day of October, 2026.

Cheryl Denise Whitfield
NOTARY PUBLIC

My Commission Expires: 09/05/2028

CHERYL DENISE WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Certificate Prepared by:
Johnny Ellis, Attorney-at-Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com