Karen Johnson Davidson County
Batch# 955426 DEEDQC
12/28/2022 09:09:53 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221228-0132890

Prepared By and Return To:
Deborah K. Baucom, Esq.
Two Brentwood Commons, Suite 150
750 Old Hickory Boulevard
Brentwood, Tennessee 37027

Address of New Owner:	Send Tax Bills To:	Map & Parcel:
Sarah Rachelle Sexton	OWNER	096-15 -10
3117 Lakeland Drive		3DZ-59630
Nashville, TN 37214		

EXECUTOR'S QUITCLAIM DEED

Arlene Alsup Sexton, died on May 1, 2022, leaving a will dated April 27, 2022. The will was admitted to probate on July 27, 2022 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division File No. 22P1080. The Executor, Sarah Rachelle Sexton, is duly qualified. Debts of the decedent have been paid. The Executor, by signing this deed, releases any right the Executor has to recover this property in the event of the insolvency of this estate. In accord with the provisions of the Will of Arlene Alsup Sexton, the Executor quitclaims to Sarah Rachelle Sexton, an undivided interest in the following described real estate located in Nashville, Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 915 on the plan of Cloverhill Section XI of Record in Book 2663, page 26, of the Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Arlene Sexton and husband, Stephen D. Sexton, by deed from Daniel Thomas Kowalski and Connie Jeanette Kowalski, husband and wife, dated April 13, 1987, of record in Book 7204 Page 81, Register's Office for Davidson County, Tennessee. Stephen D. Sexton, passed away on Sept 2, 1991, Tennessee Department of Health State File 91042O6.

This is improved property known as 3117 Lakeland Drive, Nashville, Tennessee 37214.

This transfer is by quitclaim deed, and the Executor makes no warranties about the title.

No abstract or survey furnished for preparation of this instrument. This description is the same used in the previous deed of record.

WITNESS MY HAND, this 6th day of December, 2022.

Sarah Rachelle Sexton, as Executor
of the Estate of Arlene Alsup Sexton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared Sarah Rachelle Sexton, as Executor of the Estate of Arlene Alsup Sexton, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and acknowledged that the same was executed as a free act and deed.

WITNESS my hand and Notarial Seal on this 6th day of December, 2022.

Deborah K. Baucom
NOTARY PUBLIC
My Commission Expires 11-6-2023

DEBORAH K. BAUCOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-06-2023

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Zero Dollars ($0.00).

Sarah Rachelle Sexton

Subscribed and sworn to before me, this 6th day of December, 2022.

Deborah K. Baucom
NOTARY PUBLIC
My Commission Expires: 11-6-2023

DEBORAH K. BAUCOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-06-2023