Karen Johnson Davidson County
Batch# 994194 DEEDQC
04/20/2023 08:22 54 AM 2 pgs
Fees $12 00 Taxes $0 00
20230420-0028948

EXECUTOR'S QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY The Higgins Firm, 525 4th Avenue South, Nashville, TN 37210 (615) 353-0930		
ADDRESS OF NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Virginia Harris **2016 24th Ave. N** **Nashville, TN 37208**	**SAME**	**083 07 0 002.00**

KNOW ALL PERSONS by these presents that **Edith Williams Tucker**, deceased (the "Decedent"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the vesting of title to the real estate passing under the Decedent's Will that was duly admitted to probate for muniment of title only in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 23P414, hereby releases, remises and quitclaims unto.

VIRGINIA HARRIS, a 2/3 share and MARTHA SANDER a 1/3 share

of all right, title and interest of the Decedent and the Decedent's estate in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 45 on the Map of Pontotoc Subdivision as of record in Book 547, Page 113, Register's Office for Davidson County, Tennessee.

Said Lot No. 45 fronts 55 feet on the northerly side of Benjamin, formerly Locke Street, and runs back between parallel lines, 156 feet to a dead line.

Being the same property conveyed to William W Tucker and wife, Edith Williams Tucker, of record in Book 3506, Page 555, Register's Office for Davidson County, Tennessee.

This is improved property known as 2025 Benjamin Street, Nashville, Tennessee 37206.

Edith Williams Tucker, also known as Edith W Tucker, died testate on September 27, 1997, and devised said property to as follows 2/3 to her daughter Virginia Harris and 1/3 to her daughter Martha Sander by Will duly probated for muniment of title only in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 23P414

Note. William W Tucker having predeceased his spouse Edith Williams Tucker

Note 2 Martha Sander having died on January 18, 2009, leaving children Kaye Rice and Rene Shepherd

This property is quitclaimed subject to any conditions, restrictions, reservations, or easements, of record.

This is improved property known as 2025 Benjamin Street, Nashville, TN 37206

WITNESS MY HAND this the 14th day of April, 2023.

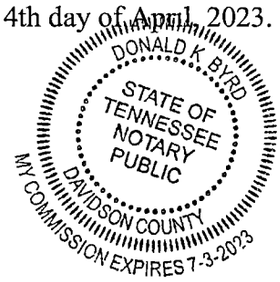
Virginia Harris, Executor

Virginia Harris, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **Virginia Harris,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 14th day of April, 2023.



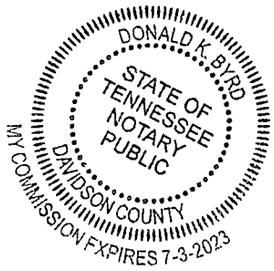
NOTARY PUBLIC
My Commission Expires: 7-3-23

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $-0-.

AFFIANT

Sworn to and subscribed to before me this 14th day of April, 2023.



NOTARY PUBLIC
My Commission Expires: 7-3-23