PREPARER NOT RESPONSIBLE FOR CLOSING REQUIREMENTS. NO TITLE SEARCH REQUESTED OR PERFORMED.

Karen Johnson Davidson County
Batch# 1014812 DEEDQC
06/13/2023 02 44 37 PM 2 pgs
Fees $12 00 Taxes $0 00

20230613-0045090

THIS INSTRUMENT WAS PREPARED BY:
J STEPHEN BROWN, P C.
ATTORNEY AT LAW
224 WEST GAY STREET
LEBANON, TN 37087

This transfer is exempt from real estate transfer tax pursuant to TCA 67-4-409(a)(3)(D).

ADDRESS NEW OWNER AS FOLLOWS:
Rebekah L. Dozier
101 Five Oaks Circle
Lebanon, TN 37087

SEND TAX BILLS TO:
------Same--------

MAP PARCEL NUMBERS:
Map· 64-13
Parcel. 40

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that REBEKAH L. DOZIER, EXECUTOR of the ESTATE OF LOUISE M. COX, deceased, for and in consideration of the sum of Ten and no/100 Dollars ($10 00), cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, and in connection with the distribution and closing of the ESTATE OF LOUISE M COX, the decedent's will having been duly admitted to probate in Wilson County, Tennessee, and recorded in Will Book 57, page 126, Clerk and Master's Office for said county, hereby remises, releases and forever quitclaims unto Rebekah L Dozier, her heirs and assigns, all of her right. title and interest as Executor, in the following tracts or parcels of land, bound and described as follows.

> Land in Davidson County, Tennessee, being the west 150 feet of Lot No 59 of Block 3 on the Plan of Berryville, of record in Book 421, page 117, Register's Office for Davidson County, Tennessee
>
> Said part of said lot fronts 50 feet on the easterly side of Wood Avenue or Street and runs back between parallel lines 150 feet to the wet line of the property conveyed to Buford F Helton and wife, by Deed from Daisy Hurt, of record in Book 1272, page 119, said Register's Office

Being the same property conveyed to Bobby G Cox and wife, Louise M. Cox, Husband and Wife, by deed from George T Phelps and wife, Kristi P. Phelps, dated October 29, 1997, and of record in Book 10674, Page 816, Register's Office for Davidson County, Tennessee.

Bobby G. Cox predeceased his wife, Louise M Cox, leaving her as surviving tenant by the entirety. Louise M. Cox died April 17, 2022, testate, a resident of Wilson County, Tennessee, leaving a duly probated Last Will and Testament recorded in Will Book 57, Page 126, Clerk and Master's Office for Wilson County, Tennessee, wherein Rebekah L. Dozier was appointed Executor

This is improved property known as 4302 Woods Street, Old Hickory, Tennessee, 37138, Davidson County, Tennessee.

This is the same description as contained in the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises

WITNESS my hand this 30 day of March, 2023

Rebekah L. Dozier, Exec.
REBEKAH L. DOZIER, EXECUTOR

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **REBEKAH L. DOZIER, EXECUTOR**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained

WITNESS my hand and official seal this 30 day of March, 2023.

NOTARY PUBLIC

My Commission Expires: 10-30-2023

J. STEPHEN BROWN NOTARY PUBLIC AT LARGE WILSON CO. TENN.