Karen Johnson Davidson County
Batch# 1028394 DEEDQC
07/19/2023 01:29:54 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20230719-0055621

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiants

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF July 2023

Notary Public

MY COMMISSION EXPIRES: 3/3/2026

(AFFIX SEAL)

JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR, NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Tenney	**SAME**	**131-4** **89**
(NAME) **7116 Adams Drive**	(NAME)	
(ADDRESS) **Fairview, Tennessee 37062**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

EXECUTOR'S QUITCLAIM DEED

Judith Lynette Way Tenney, unmarried, died on June 21, 2022. **Scott W. Shields** was named as the Executor in the Last Will and Testament of the late **Judith Lynette Way Tenney. Scott W. Shields** was appointed Executor of the **Estate of Judith Lynette Tenney** on September 29, 2022, by order of the Probate Court for Davidson County, Tennessee, Docket No. 22P-1318.

The Executor is duly qualified. The Executor, by signing this Deed, releases any right the Executor may have to recover this property in the event of the subsequent insolvency of this Estate.

In accordance with the laws of the State of Tennessee, **Scott W. Shields**, pursuant to the Last Will and Testament (dated December 8, 2021, as proven by sufficient evidence with affidavit of typographical error on file with the Probate Court of Davidson County, Tennessee, Docket Number listed above) of **Judith Lynette Tenney** accepted for probate by the Probate Court for Davidson County, Tennessee, and acting as Executor of the **Estate of Judith Lynette Tenney**, quitclaims to **James E. Tenney, a single individual;** all right, title and interest in and to the following described real estate in Davidson County, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being the westerly 38 feet of Lot No. 22 and the easterly 24 feet of Lot No. 23, of Block 13, on the Plan of College Park, as of record in Book 843, page 29, Register's Office for said County.

SAID Parts of Lots Nos. 22 and 23 fronts together 62 feet on the northerly side of Belvidere Drive (also known as Belvedere Drive) and extends back 159 feet more or less, between parallel lines, to a dead line, measuring 62 feet thereon.

BEING the same property conveyed to William O. O'Donnell by deed from Charles G. Wallace and wife, Carolyn R. Wallace of record in Book 5360, page 705, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Judith L. Tenney, unmarried, by warranty deed from William O. O'Donnell, unmarried, dated September 30, 1988, and recorded October 4, 1988, of record in Book 7669, Page 651, Register's Office for Davidson County, Tennessee.

The previous conveyance is referenced in this above legal description by the recitation of the derivation clause.

Judith L. Tenney, Judith Lynette Tenney, and Judith Lynette Way Tenney, are one in the same person for purposes of this transaction.

Unimproved ( )
This is improved (X) property, known as: **1030 Belvedere Drive, Nashville, Tennessee 37204**

Witness our hands this 6th day of July 2023.

X _____
SCOTT W. SHIELDS
EXECUTOR OF THE ESTATE OF JUDITH LYNETTE TENNEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **SCOTT W. SHIELDS, EXECUTOR** to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 6th day of July, **2023.**

My Commission Expires: 3/3/2026

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

_____
Notary Public