Karen Johnson Davidson County
Batch# 1049838 DEEDQC
09/14/2023 11:30:33 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20230914-0072156

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 7th DAY OF September 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
Kenneth E. Colgan **Phillip E. Colgan** **Robert S. Colgan**	**SAME**	**91-13-309**
(NAME) **4400 Colorado Avenue**	(NAME)	
(ADDRESS) **Nashville, Tennessee 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

EXECUTOR'S QUITCLAIM DEED

Wanda June Colgan, widowed, died on January 26, 2022, and had been predeceased in death by her husband, **Willard E. Colgan,** on June 3, 2017 (as referenced in Affidavit of Heirship dated September 7, 2023). **Kenneth Earl Colgan** was named as the Executor in the Last Will and Testament of the late **Wanda June Colgan. Kenneth Earl Colgan** was appointed Executor of the **Estate of Wanda June Colgan** on August 11, 2022, by order of the Probate Court for Davidson County, Tennessee, Docket No. 22P-898.

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, **Kenneth Earl Colgan**, pursuant to the Last Will and Testament (dated August 25th, 1983, as proven by sufficient evidence) of **Wanda June Colgan** accepted for probate by the Probate Court for Davidson County, Tennessee, and acting as Executor of the **Estate of Wanda June Colgan**, quitclaims to **Kenneth E. Colgan, Phillip E. Colgan, and Robert S. Colgan, as Tenants in Common,** all right, title and interest in and to the following described real estate in Davidson County, State of Tennessee, to-wit:

Being the westerly 29 feet of Lot No. 19 and the easterly 30.9 feet of Lot No. 20 on the Map of West Nashville Heights, as of record in Book 332, page 127, Register's Office for said County.

Said part of said lots adjoin and front together 59.9 feet on the northerly side of Charlotte Pike, and extends back between parallel lines 169.5 feet to an alley.

Being the same property conveyed to Ervin Demonbreun and wife, Mary Demonbreun, by deed from John N. Mullins and wife, Margaret M. Mullins, as of record in Book 4722, page 359, said Register's Office, the said Ervin Demonbreun having since died.

Being the same property conveyed to Willard E. Colgan from Mary Demonbruen, a single woman, by Warranty Deed, dated August 8, 1975, of record in the Register's Office for Davidson County, Tennessee, Book 4940, Page 251.

The said Willard E. Colgan having died on June 3, 2017, as referenced in Affidavit of Heirship of Willard E. Colgan, of record in the Register's Office for Davidson County, Tennessee, Instrument No. 20230914-0072154.

Said property is subject to easement for sewers and storm drainage as of record in Book 3934, page 183. Register's Office for said County.

The said Kenneth Earl Colgan and Kenneth E. Colgan are one in the same person for purposes of this transaction.

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

Unimproved ( )
This is improved (X) property, known as: **5912 Charlotte Avenue, Nashville, Tennessee 37209**

Witness our hands this 7th day of September 2023.

x Kenneth E Colgan, Executor
KENNETH EARL COLGAN
EXECUTOR OF THE ESTATE OF WANDA JUNE COLGAN

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 **KENNETH EARL COLGAN, 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 7th day of September, **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