Karen Johnson Davidson County
Batch# 1060803 DEEDQC
10/16/2023 11:06 40 AM 2 pgs
Fees. $12 00 Taxes $0 00

20231016-0080854

STATE OF TENNESSEE
COUNTY OF Davidson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF October 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
William C. Abbott, III **Amy Theresa Abbott** **Martin W. Abbott**	**SAME**	**142 14 0 097.00**
(NAME) **749 Myhr Drive**	(NAME)	
(ADDRESS) **Nashville, Tennessee 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

EXECUTOR'S QUITCLAIM DEED

Mary Theresa Abbott (a/k/a Theresa W. Abbott), widowed, died on November 7, 2022, and had been predeceased in death by her husband, **William C. Abbott, Jr.,** on August 9, 2012. **Melinda Earnest Moore** was named as the Executrix in the Last Will and Testament of the late **Theresa W. Abbott.** Further, **Melinda Earnest Moore** was appointed Executrix of the **Estate of Mary Theresa Abbott** on February 2, 2023 by order of the Probate Court for Davidson County, Tennessee, Docket No. 23P-35.

The Executrix is duly qualified. The Executrix, by signing this Deed, releases any right the Executrix 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, **Melinda Earnest Moore**, pursuant to the Last Will and Testament (dated December 11, 2009, as proven by sufficient evidence) of **Mary Theresa Abbott (a/k/a Theresa W. Abbott)** accepted for probate by the Probate Court for Davidson County, Tennessee, and acting as Executrix of the **Estate of Mary Theresa Abbott**, quitclaims to **William C. Abbott, III, Amy Theresa Abbott, and Martin W. Abbott, 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:

LAND in Davidson County, Tennessee, being Lot N 306 on the Plan of Harpeth Valley Park, Section III, of record in Book 4175, Page 15, of the Register's Office for said County, to which plan reference is hereby mad for a more complete and detailed description of said lot.

Being the same property conveyed to William C. Abbott, Jr. and wife, Theresa W Abbott, by deed from Charles Joeseph Krusa and wife, Karen G Krusa of record in Book 6506, Page 848, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Theresa W Abbott, by Quitclaim Deed dated December 11, 2009, from William C Abbott, of record (recorded December 22, 2009) in instrument No 20091222-0116288, Register's Office for Davidson County, Tennessee

The said Theresa W Abbott and Mary Theresa Abbott 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: **749 Myhr Drive, Nashville, Tennessee 37221**

Witness our hands this 10th day of October 2023.

Melinda Earnest Moore

MELINDA EARNEST MOORE
EXECUTRIX OF THE ESTATE OF MARY THERESA ABBOTT

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 **MELINDA EARNEST MOORE, EXECUTRIX** 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 10th day of October, **2023.**

My Commission Expires: 3/3/2026

Notary Public

JADA DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026