Executor's QuitClaim Deed

The actual consideration or value for this transfer is $ -0-.

Shawna Robinson
AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

SWORN TO AND SUBSCRIBED before me this 29th day of NOVEMBER, 2023.

NOTARY PUBLIC
My Commission Expires: 03/06/2024

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Karen Johnson Davidson County
Batch# 1082866 DEEDQC
12/15/2023 04:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231215-0097069

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Bvd. Old Hickory, TN. 37138 - (615) 847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
SHAWNA GRACE ROBINSON MIRANDA COURTNEY JEAN DOWELL 113 Teelia Drive Old Hickory, TN 37138	New Owner	043 04 0 / 054.00

In further fulfillment of the terms of the ***Last Will and Testament*** of LYNDA LOUISE SPOONER, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **SHAWNA GRACE ROBINSON and MIRANDA COURTNEY JEAN DOWELL**, Executrixes of the **Estate of LYNDA LOUISE SPOONER**, the GRANTOR herein, by these presents do transfer, and convey unto:

SHAWNA GRACE ROBINSON and MIRANDA COURTNEY JEAN DOWELL, Individually, both un-married, the GRANTEES herein, their heirs and assigns, all right title and interest, equitable and otherwise, in a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. "N" on the unrecorded Map showing the Resubdivision of Lots 64 and 66 on the Plan of Scenic View Subdivision and described according to a survey therefor made by James L. Murphy, Jr., Surveyor, August 7, 1959.

Being the same property conveyed to Lynda L. Spooner a/k/a Lynda Louise Spooner, by warranty deed from Robert R. Sayers and wife, Robbye H. Sayers, of record in Book 10032, page 307, Register's Office for Davidson County Tennessee. Lynda L. Spooner, a/k/a Lynda Louise Spooner, died Testate, in Davidson County on March 23, 2023, Probate Case **#23P-679**, devising the property to Shawna Grace Robinson and Miranda Courtney Jean Dowell, Under **Article VII** of her Last Will and Testament, and under **Article IV** of her said Last Will, authorizing her Co-Executrixes, Shawna Grace Robinson and Miranda Courtney Jean Dowell, to execute any document necessary to convey the property and reflect vesting of title.

The above description is the same as in the previous deed of record.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances, restrictions and all matters of record in the Davidson County Register's Office as may affect the premises including the following:

Real Property Taxes for the year 2023.

This is improved property known as: 139 Scenic View Rd., Old Hickory, TN 37138.

The Executrixes, by signing this Deed, declare that the Estate of **LYNDA LOUISE SPOONER** is solvent, and has no outstanding claims or taxes. The Executrixes release any right the Executrixes have to recover this property in the event of subsequent insolvency of this Estate.

Witness my hand this 29th day of NOVEMBER, 2023.

The Estate of LYNDA LOUISE SPOONER

By: SHAWNA GRACE ROBINSON
Executrix

By: MIRANDA COURTNEY JEAN DOWELL
Executrix

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named Shawna Grace Robinson and Miranda Courtney Jean Dowell, the Executrixes for the Estate of Lynda Louise Spooner, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument, as such Executrixes for the purposes therein contained, by signing the name of The Estate of Lynda Louise Spooner, as such Executrix.

Witness my hand and official seal at Old Hickory, Tennessee this 29th day of NOVEMBER, 2023.

NOTARY PUBLIC

My Commission Expires: 03/06/2024

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

****

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and custodian of the original version of the Electronic document tendered for registration herewith and that this Electronic document is a True and Exact copy of the Original document executed and authenticated according to law on Nov. 29 2023.

Leroy Johnston Ellis, IV, Affiant

11-29, 2023
Date

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 29 day of November, 2023.

Cheryl Denise Whitfield
NOTARY PUBLIC

My Commission Expires: 11/6/2024

CHERYL DENISE WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Certificate Prepared by:
Johnny Ellis, Attorney-at-Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com