Karen Johnson Batch # 1096124 01/31/2024 08:06:54 AM Fees: $12.00 Taxes: $0.00 20240131-0006639 Davidson County DEEDQC 2 pgs	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $-0- Lynda M. Ford Affiants SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF January 2024. 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
Lynda Maddux Ford	**SAME**	**052-11 0** **008.00**
(NAME) **1017 Berwick Trail**	(NAME)	
(ADDRESS) **Madison, Tennessee 37115**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

EXECUTOR'S QUITCLAIM DEED

Mary Alyce Maddux, widowed, died on April 30, 2022, and had been predeceased in death by her husband, **James H. Maddux,** on October 15, 2007. **Lynda Maddux Ford** was named as the Executrix in the Last Will and Testament of the late **Mary Alyce Maddux.** Further, **Lynda Maddux Ford** was appointed Executrix of the **Estate of Mary Alyce Maddux** on August 18, 2022 by order of the Probate Court for Davidson County, Tennessee, Docket No. 22P-936.

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, **Lynda Maddux Ford**, pursuant to the Last Will and Testament (dated August 21, 2019, as proven by sufficient evidence) of **Mary Alyce Maddux** accepted for probate by the Probate Court for Davidson County, Tennessee, and acting as Executrix of the **Estate of Mary Alyce Maddux**, quitclaims to **Lynda Maddux Ford, a single person,** all right, title and interest in and to the following described real estate in Davidson County, State of Tennessee, to-wit:

Being Lot No. 45 on the Plan of Madison Heights Subdivision, Section II, Part II, of record in Book 2133, page 83, Register's Office for said County.

Said Lot No. 45 fronts 178.26 feet on the northerly side of Berwick Trail and runs back between Line 218.9 feet on the easterly line and 202.76 feet on the westerly line to dead line in the rear, measuring 213.50 feet thereon.

Being the same property conveyed to E. Paul Touchton and wife, Betty A. Touchton, by deed of record in Book 4014, page 118, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to James H. Maddux and wife, Mary A. Maddux, by Warranty Deed dated August 24, 1970, from E. Paul Touchton and wife, Betty A. Touchton, of record, Book 4441, Page 568, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to 10 feet easement for public utilities along the rear line of premises, anchor easements, 100 foot building setback line from Berwick Trail, and conditions of owners certificate as shown on plan record in Book 2133, page 83, R.O.D.C., Tenn.; and to restrictive covenants of record in Book 2241, page 209, said Register's Office.

The said Mary A. Maddux and Mary Alyce Maddux 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: **1017 Berwick Trail, Madison, Tennessee 37115**

Witness our hands this 26th day of January 2024.

Lynda Maddux Ford, Executrix
LYNDA MADDUX FORD
EXECUTRIX OF THE ESTATE OF MARY ALYCE MADDUX

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 **LYNDA MADDUX FORD, 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 26th day of January, **2024.**

My Commission Expires: 3/3/2026

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

Notary Public