Karen Johnson
Batch # 1108765
03/07/2024 01:44:50 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240307-0015980

This instrument prepared by:
Lesa H. Skoney
Tune, Entrekin & White, P.C.
500 11th Avenue North, Suite 600
Nashville, TN 37203
(No title search was performed)

NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL
Edward Lee Capps 133 Pepper Ridge Circle Antioch, TN 37013	SAME	149-5A-133

STATE OF TENNESSEE)
COUNTY OF Madison)

The actual consideration, or value, whichever is greater for this transfer is zero (0).

Edward Lee Capps
AFFIANT

Subscribed and sworn to before me this 21st day of February, 2024.

Christina Elliott
NOTARY PUBLIC

My commission expires: My Commission Expires June 18, 2024

CHRISTINA ELLIOTT
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

EXECUTOR QUITCLAIM DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and for the purpose of establishing record title of a devise under the Last Will and Testament of **LINDA L. WILBURN**, deceased, I, **EDWARD LEE CAPPS**, as Executor of the Estate of Linda L. Wilburn, Grantor, do hereby transfer and convey unto **EDWARD LEE CAPPS**, Grantee, all of the right, title and interest of Linda L. Wilburn, deceased, in and to certain property in Davidson County, Tennessee, described as follows:

Being Unit No. 133, Phase Five, Pepper Ridge Condominiums, as of record in Plat Book 8250, Page 122, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Linda L. Wilburn by Billy Ray Harris by Warranty Deed of record in Book 10675, Page 428, Register's Office of Davidson County, Tennessee. The said Linda L. Wilburn having since died, leaving a Last Will and Testament of record in Case No. 23P1473, Seventh Circuit Court of Davidson County, Tennessee, whereby said property was devised to Edward Lee Capps.

This is improved property known as 133 Pepper Ridge Circle, Antioch, TN 37013

IN WITNESS WHEREOF, the undersigned has executed this instrument this 21st day of February, 2024.

ESTATE OF LINDA L. WIBURN

By: Edward Lee Capps
Edward Lee Capps, Executor

STATE OF TENNESSEE)
COUNTY OF Madison)

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named **EDWARD LEE CAPPS**, the Executor for the Estate of Linda L. Wilburn, the within named bargainor, with whom I am personally acquainted (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, at office, this 21st day of February, 2024.

Christina Elliott
Notary Public

My Commission Expires
June 18, 2024

My commission expires: _____

CHRISTINA ELLIOTT
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY