Karen Johnson Davidson County
Batch# 1123310 DEEDQC
04/16/2024 11:07:30 AM 11 pgs
Fees: $57.00 Taxes: $0.00
20240416-0027070

This Instrument Prepared By and Returned To: Linville Estate Law 830 Crescent Centre Dr., Suite 320 Franklin, TN 37067 **After Recording Return To The Above.**	The actual consideration for this transfer is $0. Affiant Sworn to and subscribed before me this 15th day of April, 2024. Notary Public My Commission Expires: 09/25/2027 STATE OF TENNESSEE NOTARY PUBLIC RYAN J. ALSPAUGH WILLIAMSON COUNTY **This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).**

QUITCLAIM DEED

THIS INDENTURE, made this 15th day of April, 2024, among:

GREGORY DOSS, BENEFICIARY UNDER THE LAST WILL & TESTAMENT OF PAULINE E. HOLT,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

GREGORY DOSS, A SINGLE PERSON,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being lot no. 4 on the plan of Melrose Heights subdivision as of record in plan book 1835, page 11, Register's Office for said county.

Said lot no. 4 fronts 65 feet along the northerly right of way of Rosedale Avenue, and extends back northerly, between parallel lines, 155 feet, said lot being 65 feet on the rear line.

Being the same property conveyed to Pauline E. Holt, by Quitclaim Deed from Joe Gower and Forrest Barnes, Co-Executors of the Estate of Joe Barnes, Jr. dated October 11, 2007, and recorded October 16, 2007, in Instrument No. 20071016-0122808, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gregory Doss, Beneficiary under the Last Will & Testament of Pauline E. Holt, by Order Granting Petition for Probate of Will for Limited Purpose of Establishing Muniment of Title, entered March 28, 2024, by Judith Lojek, Probate Special Master, in Case No. 24P398, in the Circuit Court for Davidson County, Tennessee (Probate Division). A true and correct copy of that Order and the

Last Will & Testament of Pauline E. hold is attached hereto as composite Exhibit A.

This improved property is situated at 562 Rosedale A venue, Nashville, TN 37211.

THIS DEED has been prepared solely upon information furnished by **Gregory Doss.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

GREGORY DOSS

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Gregory Doss**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of April, 2024.

Notary Public
My Commission Expires: 01/24/2026

RYAN J. ALSPAUGH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Owner Name & Property Address:

Gregory Doss
848 Richards Rd
Antioch, TN 37013

Responsible Party For Taxes:

Gregory Doss
848 Richards Rd
Antioch, TN 37013

Tax Map and Parcel: 118 03 0 035.00

Certificate of Authenticity

I, Trent Linville, do hereby make oath that I am a licensed attorney and/or the 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 04/15/2024.

Date

Affiant Signature

04/15/2024

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 15 day of April, 2024.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

KATHERINE LYNN VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Exhibit A

LAST WILL AND TESTAMENT OF PAULINE HOLT

24P398

I, **PAULINE (POLLY) HOLT,** a citizen and resident of Davidson County, Tennessee, being of sound mind and disposing memory, do hereby make, publish and declare this to be my Last Will and Testament, hereby revoking any and all former Wills and Codicils to Wills heretofore made by me.

FILED
MAR 28 2024
By JOSEPH P DAY, Clerk
Deputy

I. MARITAL STATUS

a. I am unmarried.

II. CHILDREN

a. I have no children.

III. APPOINTMENT

I hereby nominate, designate and appoint my friend, **GREGORY DOSS,** as Executrix of this my Last Will and Testament and direct that he not be required to make bond, that he not be required to file an inventory of the assets of my probate estate, nor he be required to file a final accounting of the receipts and disbursements. I hereby give and grant to my Executor the fullest powers afforded under Tennessee law to do all things necessary for the proper settlement of my estate including full right and authority to sell, bargain, barter, assign, swap, pledge or hypothecate the assets of my estate as they may deem best for the proper settlement of my estate and without the further order of any court or tribunal.

IV. FUNERAL AND BURIAL; DISPOSITION OF THE BODY

I direct that those in charge of my estate pay my funeral and cremation expenses from the first money coming into their hands, and I direct that they not be required to file with the Court an

P.H.

IN THE CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
(Probate Division)

IN THE MATTER OF: **Pauline Elizabeth Holt,** **Deceased.** **Gregory Doss,** **Petitioner.**	**DOCKET NO.** 24P398

ORDER GRANTING PETITION FOR PROBATE OF WILL FOR LIMITED PURPOSE OF ESTABLISHING MUNIMENT OF TITLE

THIS MATTER came before the Court upon Petitioner's, Gregory Doss, Petition for Probate of Will for Limited Purpose of Establishing Muniment of Title. Based on an examination of the Petition and the Decedent's Will, the Court finds the following:

1. The Decedent was a resident of Davidson County, Tennessee.

2. The Decedent died on November 16, 2023, at the age of 85 years.

3. Decedent left certain real property in Davidson County, Tennessee.

4. The Decedent left a last Will and Testament duly executed on July 16, 2019, and witness by Cleveland D. Bain and Justin Kinsland.

Based on these findings, **IT IS THEREFORE ORDERED, ADJUDGED AND DECREED:**

1. That Decedent's Will is admitted to probate and recorded as the Last Will and Testament of Decedent for muniment of title to real estate and personal property pursuant to T.C.A. § 32-2-111 and T.C.A. § 32-5-109.

ENTERED, this the _____ day of _____, 2024.

{ELECTRONIC SIGNATURE PAGE OF JUDGE OR SPECIAL MASTER ATTACHED}

Case Title: DOSS V HOLT

Case Number: 24P398

Type: FINAL ORDER

So Ordered

Judith Lojek, Probate Special Master

inventory of the assets of my probate estate, nor be required to file a final accounting of the receipts and disbursements.

V. BEQUEST AND DEVISES

I hereby give, will, devise and bequeath all of my estate, wherever located, including lapsed legacies, bequests, and devises, I devise and bequeath to my friend, **GREGORY DOSS**, per stirpes.

VI. TAXES

All estate, inheritance, succession, or other death taxes, duties, charges, or assessments, imposed on or in relation to any property by reason of my death, whether passing under this will or otherwise, shall be paid by my Executor out of the residue of my estate, without proration of any charge against any person who receives such property under the terms of this will or otherwise.

VII. ALTERNATIVE APPOINTEMENT

If Gregory Doss does not survive me, or if he does not qualify or is unwilling to act as such executrix, I nominate and appoint, my friend, **TYLER J. DOSS** as Executor of my Will. In the event that my alternative executor is appointed, I further direct that he not be required to make a bond, that he not be required to file an inventory of the assets of my probate estate, and that he not be required to file a final accounting of the receipts and disbursements.

IN WITNESS WHEREOF, I have hereunto set my hand and signed this my Last Will and Testament, this 16th day of July, 2019 at Nashville, Tennessee.

Pauline Holt

PAULINE HOLT –Testatrix

ATTESTATION CLAUSE

Signed, signified, published and declared by the Testatrix as and for her Last Will and Testament, in the presence of us, the undersigned attesting witnesses, who at her request and direction, and in her sight and presence and in the sight and presence of each other, have hereunto set our hands as such witnesses the day and date above written.

WITNESSES

((Signature) Cleveland D. Bain
(
((Address) 4800 Charlotte Ave.
(
(Nashville, TN 37209
(
((Signature) Justin Kirkland
(
((Address) 4800 Charlotte Ave.
(
(Nashville, TN 37209

AFFIDAVIT OF WITNESS TO PROVE WILL

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Cleveland D. Ban and Justin Kashud, of legal age and after being duly sworn and according to law, depose and say:

1. That they witnessed the execution of the Last Will and Testament of **POLLY HOLT** dated this 16th day of July, 2019, to which this affidavit is attached, and that this affidavit is being made at the request of the Testatrix, and in accordance with Tennessee Code Annotated 32-2-110.

2. That their signatures are affixed to said Last Will and Testament that they signed or affixed the same at the instance and at the request of the Testatrix and in her sight and presence, and in the sight and presence of each other, at the place and on the date recited in said Last Will and Testament.

3. That the Testator signed said paper writing as and for his Last Will and Testament in their sight and presence.

4. That at the time they witnessed said Last Will and Testament, the Testatrix was, in their opinion, of sound mind and disposing memory.

Witness

Witness

Sworn to and subscribed before me this 16th day of July, 2019 at Nashville, Tennessee.

Notary Public

My commission expires: 7/17/2022

C KIM THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

This Instrument Prepared by:

Cleveland D. Bain, Esq.
West Nashville Law Group, PLLC
4800 Charlotte Avenue
Nashville, Tennessee 37209
(615) 942-6812