Karen Johnson Davidson County
Batch # 1128888 DEEDQC
04/30/2024 09:43:47 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240430-0031240

Grantor:
Gwendolyn L. Williams
1450 Bell Road
Watertown, Tennessee 371[illegible]

This Instrument Prepared by:
Charlene Robin Vance
VANCE LAW OFFICE, PLLC
224 West Main Street
Watertown, Tennessee 37184
Phone: (615) 237-9338

Send Tax Bills to:
New Owner:
Gwendolyn L. Williams
1450 Bell Road
Watertown, Tennessee 37184

Based on Information provided by the parties.
No representations or warranty is made by the preparer as to the accuracy of anything set forth herein.

Map: 95-3
Group: _____
Parcel: 62 M.P.

The parties have specifically waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

EXECUTRIX'S QUITCLAIM DEED

For the express purpose of making a conveyance to create a fee simple title for good and valuable consideration, and no monetary consideration your Executrix states as follows:

The Decedent, **Joe A. Williams**, being the sole title owner of real property known as 209 Blue Hills Drive, Nashville, Tennessee 37214;

Joe Allen Williams died testate on **December 2, 2022**, **Gwendolyn L. Williams** was appointed executrix of the Estate of **Joe Allen Williams** by the Probate Court of Wilson County, Tennessee, Probate No. **2023PR65**. This property passed under Tennessee Law to **Gwendolyn L. Williams**. All debts of the decedent have been paid. The executrix by signing this deed releases any right the executrix has to recover this property in event of the subsequent insolvency of this estate.

In accordance with the laws of Tennessee, **Gwendolyn L. Williams**, as Executrix of the Estate of **Joe Allen Williams** and individually, quitclaims to **Gwendolyn L. Williams** all right, title and interest in the following described real estate in Davidson County, Tennessee.

> Land in Davidson County, Tennessee, being Lot No. 139 on the Map of Merry Oaks, of record in Book 1835, pages 67 and 68, Register's Office for said County.
>
> Said lot fronts 96.5 feet on the east side of Blue Hills Drive and runs back between lines, 180 feet on the north line and 126.7 feet on the south line, to a dead line in the rear, on which it measures 110.8 feet.
>
> BEING the same property conveyed to **Joe A. Williams** from **Susan S. Alsup** by Warranty Deed dated **April 8, 2004,** and shown of record in Instrument Number 20040426-0047109, Register's Office for Davidson County, Tennessee.
>
> Joe A. Williams and Joe Allen Williams is one and the same person.

This transfer is by Quitclaim, and we make no warranties about the title.

Witness my hand this 25 day of April, 2024.

ESTATE OF JOE ALLEN WILLIAMS

By: Gwendolyn Williams
Executrix

STATE OF TENNESSEE]
]
COUNTY OF WILSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gwendolyn L. Williams**, the within named bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 25 day of April, 2024.

NOTARY PUBLIC

CHARLENE R. VANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires:
12/5/26

The actual consideration or value, whichever is greater, is $217,300.00.

Because this deed is being used to evidence distribution of the property to a beneficiary, this transfer is exempt from state transfer taxes under the provisions of § 67-4-409, et seq, of the Tennessee Code Annotated.