Karen Johnson Davidson County
Batch# 1136570 DEEDQC
05/20/2024 09:49:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240520-0037110

PREPARED BY:

Robert J. Hazard, Esq.
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STATE OF Tennessee)
COUNTY OF Williamson)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, May 14, 2024.

Notary Public

My Commission Expires: 5/27/2026

ERIC J. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 27, 2026

New Owner Address:
Wendy L. Hudson, et al.
7205 Trappers Place
Springfield, VA 22153

Send Tax Bills To:
Same

Map-Parcel Number:
95-4/100

EXECUTOR'S QUITCLAIM DEED

Fayrene L. Lloyd ("Decedent"), died on July 27, 2023, and left a Last Will and Testament which has been admitted to probate in the Probate Court for Wilson County Tennessee, Docket No. 2023PR425. **Wendy L. Hudson, Personal Representative of the Estate of Decedent** ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to **J. Kevin Lloyd, Wendy L. Hudson, David A. Lloyd,** and **C. Alan Lloyd** ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, March 22, **2024**.

Wendy L. Hudson

Wendy L. Hudson, Personal Representative of the Estate of Fayrene L. Lloyd

STATE OF TENNESSEE ~~Virginia~~ FH
COUNTY OF Fairfax)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Wendy L. Hudson, Personal Representative of the Estate of Fayrene L. Lloyd**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, March 22nd 2024.

Notary Public

JOHNSON DUPREE HUBBARD
Notary Public 7852308
Commonwealth of Virginia
My Commission Expires 07/31/2024

My Commission Expires: 07/31/2024

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 99 on the map of Eva-Mor Heights as of record in Book 1424, Page 149. Register's Office for said County.

Said Lot No. 99 fronts 75 feet on the Westerly side of Ridgeway Drive and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to John L. Lloyd and wife, Fayrene L. Lloyd, from John L. Lloyd and wife, Fayrene L. Lloyd, Trustees U/A/D March 27, 1996, by deed of record in Book 10266, Page 623, Register's Office for Davidson County, Tennessee. John L. Lloyd having subsequently died on March 26, 2023, and Fayrene L. Lloyd become the sole owner through rights of survivorship.

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

This property is commonly known as 212 Ridgeway Drive, Nashville, Tennessee 37214.

CERTIFICATE OF AUTHENTICITY

I, Robert J. Hazard, Esq., do hereby make oath that I am a licensed attorney and 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 March 22, 2024.

Affiant Signature

5/14/2024
Date

STATE OF TENNESSEE)
COUNTY OF Williamson)

Sworn to and subscribed before me on this day, May 14, 2024.

Notary Public

My Commission Expires: 5/27/26

ERIC J. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 27, 2026