This Instrument Prepared By:
Travenia A. Holden
Holden Law Office
208 East Main Street
Lebanon, TN 37087

This document is exempt from privilege tax pursuant to T.C.A. §67-4-409(3)(D) (Executor's deed to implement a testamentary devise by the decedent).

EXECUTOR'S QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
Kathy Floyd Buggs, *et al* 1004 E. Point Cave Hermitage, TN 37076	Same	10504015000 and 10504015500

Emma Oweida Floyd died on October 15, 2023, leaving a Last Will and Testament dated January 20, 2023, (hereinafter referred to as the "Will"). The Will was admitted to probate on November 22, 2023, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No.: 23P2124. Roderick Owens was named Executor. All debts and claims of the estate have been paid. No taxes were due. A TennCare release was received from the State of Tennessee, Bureau of Estate Recovery, releasing the estate from any claim or liability

At her death on October 15, 2023, Emma Oweida Floyd owned a fee simple interest in real property located at 20 Garden Street, Nashville, Tennessee and 1266 Thomas Street Nashville, Tennessee. Article III of the Will authorizes the undersigned Roderick Owens (hereinafter referred to as the "Executor") the power to convey land and grant title within the terms of the Will. In accordance with the Will, the Executor does hereby transfer, convey and quitclaim to Christopher Floyd, Sr., Joni Floyd, Kathy Floyd Buggs, George L. Floyd, Jr., and Darryl Floyd (hereinafter referred to as the "Grantees") in equal shares, and as beneficiaries, all right, title and interest in the following described real property as follows:

TRACT NO. 1:

LAND in Davidson County, Tennessee, being Lot Nos. 1, 2 and 5 on the Map of Bransford Realty Co's Subdivision of certain lots on Trimble's Plan, as of record in Book 421, Page 57, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at the Northeast corner of Garden Street and Thomas Street; thence, North along the East margin of Thomas Street, 97 feet; thence, leaving the Street going East, 95 feet to the Northwest corner of Lot No. 4; thence, South with the line of Lot Nos. 4 and 5, 21 feet to the Northeast corner of Lot No. 3; thence, West along the rear line of Lot No. 3, 30 feet to the corner of Lot Nos. 2 and 3; thence, South with the line between said Lots, 76 feet to the North margin of Garden Street; thence, West with said Street, 60 feet to the BEGINNING.

BEING the same property conveyed to George Lee Floyd and wife, Oweida Floyd, by Warranty Deed dated August 24, 1964, from Mary Huddleston Dismukes, Mary Elizabeth Bozeman and John Wesley Dade, of record in Book 3809, Page 592, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch # 1146103 DEEDQC
06/11/2024 04:22:06 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240611-0043825

Being the same property conveyed to George Lee Floyd and wife, Oweida Floyd, Grantors by George Lee Floyd and wife, Oweida Floyd by Quitclaim Deed dated April 20, 2017 of record as Instrument No.: 20170421-0039110, Register's Office for Davidson County, Tennessee. George Floyd having predeceased his wife, Emma Oweida Floyd. Emma Oweida Floyd, having since died testate, her Last Will and Testament being filed as Docket No. 23P2124, and her estate probated in the Seventh Circuit Probate Court, Davidson County, Tennessee.

TRACT N0. 2:

LAND in Davidson County, Tennessee, being the South one-half of Lot No. 39 on the Plan of Trimble's Addition, as of record in Book 57, Page 53, Register's Office for Davidson County, Tennessee.

SAID part of said Lot No. 39 fronts 25 feet on the easterly side of Thomas Street and runs back between parallel lines, 120 feet to an alley.

Being the same property conveyed to George L. Floyd by Quitclaim Deed dated February 14, 2014, from The Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Instrument No. 20140226-0016470, Register's Office for Davidson County, Tennessee. Formerly, being the same property conveyed to Jack J. Cohen and Julia L. Mallernee by Warranty Deed dated June 25, 1964, from Charlie Huddleston, John Huddleston, Lewis Bernard Huddleston, Henrietta Huddleston, Mamie Odahlia Cartwright, and Maggie Ophelia Etters , of record in Book 3793, Page 541, said Register's Office. And further by Final Decree Confirming Sale entered October 26, 1979, of record in Book 5565, Page 783, and Clerk and Master's Deed of record in Book 5565, Page 785, said Register's Office, said property was vested in The Metropolitan Government of Nashville and Davidson County, for delinquent property taxes.

AND being the same property conveyed to George Lee Floyd and wife, Oweida Floyd, by Quitclaim Deed from George L. Floyd, of record in Instrument No. 20170421-0039109, said Register's office.

Being the same property conveyed to George Lee Floyd and wife, Oweida Floyd, Grantors by George Lee Floyd and wife, Oweida Floyd by Quitclaim Deed dated April 20, 2017 of record as Instrument No.: 20170421-0039110, Register's Office for Davidson County, Tennessee. George Floyd having predeceased his wife, Emma Oweida Floyd. Emma Oweida Floyd, having since died testate, her Last Will and Testament being filed as Docket No. 23P2124, and her estate probated in the Seventh Circuit Probate Court, Davidson County, Tennessee.

The Grantees shall have the sole, absolute, and uncontrolled power, discretion and authority to protect, conserve, sell, lease, encumber, gift or otherwise manage and dispose of the real property described above.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the above described property.

THIS PROPERTY IS TRANSFERRED "AS IS" WITH NO WARRANTY OF ANY TYPE

Tract 1 is unimproved property known as 20 Garden Street, Nashville, Tennessee
Tract 2 is unimproved property known as 1266 Thomas Street, Nashville, Tennessee

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PEROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

Roderick Owens

RODERICK OWENS, Executor of the Estate of Emma Oweida Floyd

STATE OF TENNESSEE)
COUNTY OF WILSON)

I hereby swear or affirm that to the best of our knowledge, information and belief, the actual consideration for this conveyance, per T.C.A. 67-4-409(a)(4) is $0.

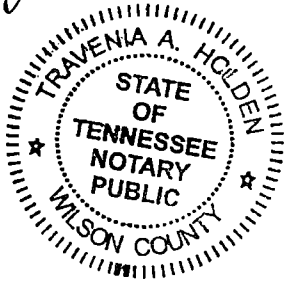
Roderick Owens

RODERICK OWENS, Executor of the Estate of Emma Oweida Floyd

Subscribed and Sworn to before me on this 6th day of June, 2024.

Travenia A. Holden

NOTARY PUBLIC
My Commission Expires: 3-19-2025



STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Roderick Owens, 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.

Travenia A. Holden

NOTARY PUBLIC
My Commission Expires: 3-19-2025

