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

Karen Johnson
Batch # 1146103
06/11/2024 04:22:06 PM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20240611-0043826

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	105-04-0-180

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 1249 1st Avenue South, Nashville, Davidson County, 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 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:

> Land in Davidson County, Tennessee, being Lot(s) 23, as shown on the map entitled Resubdivision of D.F. Wilkin Property, of record as Plat Book 421, page 148, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Said Lot 23 fronts 50 feet on the westerly side of First Avenue, South, formerly called Maple Street and runs back between parallel lines 183 ½ feet to an alley.
>
> Being the same property conveyed to Alonzo Watley and wife, Lula Watley, by deed from Pleas Gooch and Mary Bell Gooch, his wife, of record as Book 664, page 24, dated September 23, 1925, said Register's Office. The said Alonzo Watley having since died, leaving the said Lula Watley the surviving tenant by the entirety.

The said Lula Watley also having since died, leaving as her sole heir, her daughter, Ora Lee Sowell, as evidenced by Affidavit of Heirship of record as Book 6827, page 665, said Register's Office. The said Ora Lee Sowell having since died testate, her will being filed of record as Book 9087, page 874, said Register's Office, devised subject property to her son, Marion A. Sowell. The said Marion A. Sowell having since died testate, his will being filed as Docket No. 97P464, Davidson County Probate Court, Davidson County, Tennessee, devised subject property to his wife, Minnie L. Sowell. Minnie D. Sowell having conveyed the subject property to Minnie D. Sowell, Trustee U/A/D February 17, 1998 of the Sowell Revocable Living Trust Agreement, by deed of record as Book 11153, page 955, said Register's Office. The said Minnie D. Sowell having since died. Subject property was then conveyed to Bonita Osborne by Derrick Dowell, as Executor of the Estate of Minnie D. Sowell, by quitclaim deed of record as Instrument No. 20071219-0145681, dated November 18, 2007, said Register's Office.

Being the same property conveyed to George Floyd and wife Oweida Floyd by Bonita Osborne by Warranty Deed dated December 30, 2011 of record as Instrument No.: 20120106-0001651, Register's Office for Davidson County, Tennessee. George Floyd having predeceased his wife, Oweida Floyd. 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

This is improved property known as 1249 1st Avenue South, 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

TRAVENIA A. HOLDEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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

TRAVENIA A. HOLDEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY