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
20240611-0043827

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	07509014600

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 4638 Wright Avenue, Old Hickory, Tennessee 37138. 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 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:

> Being a certain tract or parcel of land in Davidson County, 4th Civil District, State of Tennessee, as follows:
>
> Bound on the North by H. Robertson; on the East by Wright Road; and on the South and West by Ed Washington and more particularly described as follows:
>
> Beginning at a point in the Westerly margin of Wright Road at a common corner with Robertson; thence Southerly with the Westerly margin of said road 86 feet, more or less, to a point in the Westerly margin of said road; thence Westerly 224 feet, more or less, to a point; thence Northwesterly 54 feet, more or less, to a point; thence Northeasterly 62 feet, more or less, to a point, being the common corner with Washington and Robertson; thence with the line of H. Robertson 224 feet, more or less, to the point of beginning.

Being the same property conveyed to Frank M. Corder and wife, Lady Corder by deed from Ed Washington and wife, Mary Ann Washington of record in Book 3344, page 9, Register's Office for Davidson County, Tennessee. Lady Corder having since died and Frank M. Corder remarried Susie Bell Corder. Frank M. Corder Quitclaimed to Frank M. Corder and wife, Susie Bell Corder of record in Book 4424, page 995, said Register's Office. Frank M. Corder having since died on January 10, 1976, vesting property in Susie Bell Corder as surviving spouse. Susie Bell Corder having since died on December 2, 2009. Pursuant to an Order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 10P-199 declared her estate as insolvent and so ordered the Administrator to sell the property at public auction.

Being the same property conveyed to George Floyd, Sr., and wife Oweida Floyd by Clara Owens, Administrator of the Estate of Susie Bell Corder, by Special Warranty Deed, of record as Instrument No., 20110628-0049326, Register's Office for Davidson County, Tennessee. George Floyd, Sr., 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 4638 Wright Avenue, Old Hickory, Tennessee 37138

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