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

20240611-0043828

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	Map 105-4 Parcel 290

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 1274 Lewis Street, 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., and Joni 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 part of Lot No. 28 on the Map of Old Fairgrounds Subdivision, of record in Book 21, page 116, Register's Office for said County, described as follows:

BEGINNING at a point in an old fence line in the east margin of Lewis Street, at an iron pin, 225 feet, more or less, north of the north margin of South Hill Street, said point being also 118.9 feet south of the common corner of Lots Nos. 27 and 28; thence with said old fence line, easterly 338 feet to the westerly margin of Creek Street; thence with the margin of the same, southerly 30 feet to a point which is 192 feet north of the north margin of South Hill Street; thence westerly 334 feet, more or less, to the easterly margin of Lewis Street; thence with the margin of the same, northerly 30 feet to the beginning.

BEING the same property conveyed to Jack J. Cohen and wife, Bessie D. Cohen, a ½ undivided interest, and John J. Nanni and wife, Marcella D. Nannie, a ½ undivided interest by deed from Graham B. Boyce, Substitute Trustee, of record in Book _____, page _____ Registe's Office for Davidson County, Tennessee.

Being the same property conveyed to George L. Floyd, Sr., and wife Oweida Floyd by Jack J. Cohen and wife Bessie D. Cohen and John J. Nanni and wife, Marcella D. Nani by Installment Deed dated March 16, 1974 of record in Book 4801, Page 151, 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.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights of way for public utilities applicable to this property; and taxes for the current year, which have been prorated and assumed by the Grantees herein.

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 1274 Lewis 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

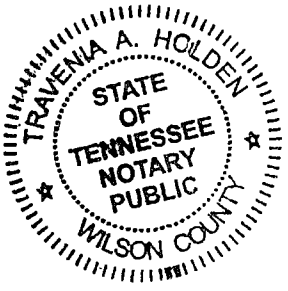
RODERICK OWENS, Executor of the Estate of Emma Oweida Floyd

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

