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:
Alison Brown-Haymer, *et al*
1257 A 1st Avenue, South
Nashville, TN 37210

SEND TAX BILLS TO:
Same

MAP/PARCEL NO:
105080001 00
105040184 00

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 1257 1st Avenue South, Nashville, Davidson County, Tennessee 37210 and 42-B Hart Street (also known as 8 Hart Street) Nashville, Tennessee 37210. 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., Alison Nicole Brown Haymer, Gestafa Marble, Courtney Buggs, D'Andre Floyd and Alyiah Contino (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

Being the rear portion of Lot No. 15 on the Plan of the resubdivision of the D.F. Wilkins' property, as of record in Book 421, page 148, Register's Office for Davidson County, Tennessee. Said rear portion of Lot No. 15 fronts 41 feet on the Northside of South Hill Street with the west line fronting on a 20 feet alley and extends back at right angles 50 feet to the Southwest corner of Lot No. 16; thence, at right angles along boundary line of Lots 15 and 16, 38 feet to a point; thence along a picket fence southerly 50 feet to the North curb of South Hill Street, where said lot fronts, as aforesaid.

Being the same property conveyed to George L. Floyd by Deed from Eugene Coleman and wife Jimmie Coleman, of record in Book 4599, Page 638, 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
20240611-0043829

Being the same property conveyed to Emma Oweida Floyd by Roderick Owens, Executor of the Estate of George L. Floyd by Executor's Quitclaim Deed dated December 27, 2022 of record as Instrument No.: 20230118-0003967, Register's Office for Davidson County, Tennessee. George Floyd having predeceased his wife, Emma 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.

TRACT NO. 2

Being Lot No. 19 on the plan of the resubdivision of the D.F. Wilkins' property, as of record in Book 421, page 148, Register's Office for Davidson County, Tennessee. Said Lot No. 19 fronts 50 feet on the westerly side of First Avenue, South, formerly Maple Street, and runs back between parallel lines 183½ feet to an alley.

Being the same property conveyed to George L. Floyd by deed from Eugene Coleman and wife Jimmie Coleman of record in Book 4599, Page 638, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Emma Oweida Floyd by Roderick Owens, Executor of the Estate of George L. Floyd by Executor's Quitclaim Deed dated December 27, 2022 of record as Instrument No.: 20230118-0003967, Register's Office for Davidson County, Tennessee. George Floyd having predeceased his wife, Emma 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

Tract 1 is improved property known as 1257 1st Avenue South, Nashville, Tennessee 37210

Tract 2 is improved property known as 42-B Hart Street (also known as 8 Hart Street) Nashville, Tennessee 37210

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