Karen Johnson Davidson County
Batch# 1164437 DEEDQC
07/31/2024 08:30:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240731-0057826

THIS INSTRUMENT PREPARED BY: **Elizabeth Ryder Sykes, Esq., 320 Seven Springs Way, Suite 110, Brentwood, TN 37027; (615) 810-8777**

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL NOS.:**
Linda L. Wyatt and LeNelle W. Waldron	SAME	160 0 40 175.00
PO Box 40084		
Nashville, TN 37204-9998		

EXECUTOR'S QUITCLAIM DEED

WHEREAS, on December 15, 1969, Brentview Development Company conveyed its interest in certain real property located at 5205 Pritchett Drive, Nashville, Tennessee 37220 (the "Property") to **LESLIE E. WYATT** and wife, **IVY NELL WYATT**, by deed dated December 15, 1969, of record in Book 4434, Page 912, Register's Office for Davidson County, Tennessee;

WHEREAS, LESLIE E. WYATT and wife, **IVY NELL WYATT**, owned the Property as tenants by the entirety;

WHEREAS, IVEY NELL WYATT died on July 18, 2020. Upon the death **of IVEY NELL WYATT**, **LESLIE E. WYATT** became the sole owner of the Property;

WHEREAS, **LESLIE E. WYATT** died testate on January 18, 2022.

WHEREAS, the Last Will and Testament of **LESLIE E. WYATT** was admitted to probate by the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, on June 2, 2022 (Docket No. 22P-511), and **LINDA L. WYATT** and **LENELLE W. WALDRON** were appointed to serve as the Co-Executors of the **ESTATE OF LESLIE E. WYATT**.

WHEREAS, the beneficiaries of **LESLIE E. WYATT**'s Last Will and Testament were his two (2) children, **LINDA L. WYATT** and **LENELLE W. WALDRON**. As a result of the provisions of **LESLIE E. WYATT**'s Last Will and Testament, **LINDA L. WYATT** and **LENELLE W. WALDRON** are now the owners of the Property.

NOW THEREFORE, FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance we, **LINDA L. WYATT** and **LENELLE W. WALDRON**, Co-Executors of the **ESTATE OF LESLIE E. WYATT** (the "Estate"), do hereby convey to **LINDA L. WYATT** and **LENELLE W. WALDRON**, all of the Estate's right, title, and interest in the following described tract or parcel of land located in Davidson County, Tennessee, and described as follows, to wit:

> Land in Davidson County, Tennessee, being lot No. 72 on the Plan of Brentview Hills, Section VII, as of record in Book 4175, page 89, in the Register's Office for said County.
>
> Said Lot No. 72 fronts 115 feet on the easterly side of Pritchett Drive, and extends back 218.82 feet on the south line and 130 feet on the north line, to a dead line in the rear on which it measures 158.47 feet.
>
> Being the same property conveyed to Leslie E. Wyatt and wife, Ivy Nell Wyatt, by deed from Brentview Development Company dated December 15, 1969, of record in Book 4434, Page 912, Register's Office for Davidson County, Tennessee. Leslie E. Wyatt and wife, Ivy Nell Wyatt, owned the property as tenants by the entirety, until the death of Ivy Nell Wyatt on July 18, 2020. Upon the death of Ivey Nell Wyatt, Leslie E. Wyatt became the sole owner of the property. Leslie E. Wyatt died testate on January 18, 2022. the Last Will and Testament of Leslie E. Wyatt was admitted to probate by the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, on June 2, 2022 (Docket No. 22P-511), and Linda L. Wyatt and Lenelle W. Waldron were appointed to serve as the Co-Executors of the Estate of Leslie E. Wyatt. The beneficiaries of Leslie E. Wyatt's Last Will and Testament were his two (2) children, Linda L. Wyatt and Lenelle W. Waldron. As a result, Linda L. Wyatt and Lenelle W. Waldron are now the owners of the Property.
>
> Subject to any and all plats, easements, restrictions, and other matters of record.
>
> **This is improved property, known as 5205 Pritchett Drive, Nashville, TN 37220.**

IN WITNESS WHEREOF, I have hereunto set my hand on this the 12th day of July, 2024.

ESTATE OF LESLIE E. WYATT

BY: _____
LINDA L. WYATT

ITS: CO-EXECUTOR

BY: _____
LENELLE W. WALDRON

ITS: CO-EXECUTOR

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **LINDA L. WYATT and LENELLE W. WALDRON, in their capacity as Co-Executors of the ESTATE OF LESLIE E. WYATT,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained on behalf of the **ESTATE OF LESLIE E. WYATT.**

Witness my hand, at office in Brentwood, Tennessee, on this the 12th day of July, 2024.

_____
Notary Public

My commission expires: _____

ELIZABETH RYDER SYKES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

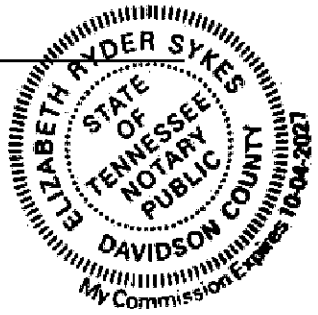
The actual consideration or value of this transfer is $ - 0 - .

Affiant

Sworn to and subscribed before me this
12th day of July, 2024.

Notary Public

My commission expires: _____



CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, do hereby make oath that I am a licensed attorney and/or the custodian or the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 12, 2024.

July 30, 2024
Date

Elizabeth Ryder Sykes
Elizabeth Ryder Sykes

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 30th day of July, 2024.

Linda J. Williams
Notary Public

My commission expires:

March 3, 2026

