Karen Johnson Davidson County
Batch # 1174724 DEEDQC
08/27/2024 09:40:14 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240827-0065749

THIS INSTRUMENT PREPARED BY:
Robert G. Wheeler, Jr.
The Law Office of Robert G. Wheeler, Jr.
P.O. Box 211
Goodlettsville, TN 37070-0211

EXECUTOR'S QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills To:	Map & Parcel Number
Kyle F. Adkins 901 Hitt Lane Goodlettsville, TN 37072	New Owner	Map 18, Parcel 65

Judy P. Adkins, hereinafter referred to as "Decedent", died on February 28, 2024, leaving a Will dated December 11, 2015. The Will was admitted to Probate on May 2, 2024, in the Probate Court for Davidson County, Tennessee, Docket Number 24P-828. The Will named Kyle F. Adkins as Executor. The Executor is duly qualified. All debts of the Decedent have been paid. The Tennessee Inheritance Tax clearance is no longer required by law since the death occurred after 2016, pursuant to T.C.A. 67-8-314. The Executor, by signing this Deed, releases any right the Executor has to recover this property in the event of the subsequent insolvency of this estate. In accordance with the provisions of the Will of Judy P. Adkins, Kyle F. Adkins, Executor, quitclaims to Kyle F. Adkins, individually, all right, title and interest in the following described real estate in Davidson County, Tennessee:

> A tract of land in the 10th, formerly the 20th Civil District of Davidson County, Tennessee, described according to a survey by Wayne S. Cooper, Surveyor, dated Feb. 23, 1972, as follows: Beginning at a point in the center of Hitt Lane; thence North 49 deg. 00 min. West 212.0 feet to a point in a fence line; thence South 38 deg. 00 min. West 126.0 feet to a point in a fence line; thence South 54 deg. 30 min. East 105.5 feet to a point; thence South 72 deg. 00 min. East 124.8 feet to a point in a creek, also the center of Hitt Lane; thence following the center of Hitt Lane North 31 deg. 00 min. East 80.0 feet to the point of beginning, containing 0.52 acre, more or less.

BEING the same property conveyed to Frank Donald Adkins and wife, Judy P. Adkins, by deed from Joe Peay and wife, Pauline Ott Peay, of record in Book 4581, page 736, Register's Office for Davidson County, Tennessee. The said Frank Donald Adkins having since died, the property became vested in his surviving spouse, Judy P. Adkins.

This improved property located at and known as 911 Hitt Lane, Goodlettsville, Tennessee 37072.

The property description, as contained herein, is the same as that contained in the previous deed of record.

This transfer is by quitclaim and the undersigned makes no warranties about the title.

WITNESS my hand on the day and date acknowledged below.

ESTATE OF JUDY P. ADKINS

Kyle F Adkins, executor

By: KYLE F. ADKINS, Executor

STATE OF TENNESSEE }
COUNTY OF SUMNER }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KYLE F. ADKINS, Executor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 23rd day of August 2024.

ROBERT J. WHEELER JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

My Comm. Expires July 20, 2027

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF SUMNER }

The actual consideration or value, whichever is greater, for this transfer is NONE, the tax being exempt under the provisions of T.C.A. Section 67-4-409(a)(3)(D).

Kyle F Adkins, executor
AFFIANT

Sworn to and subscribed before me this the 23rd day of August 2024.

ROBERT G. WHEELER JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires July 20, 2027

Robert G. Wheeler, Jr.
NOTARY PUBLIC