Karen Johnson Davidson County
Batch# 1176384 DEEDQC
09/03/2024 01:25:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240903-0067674

THIS INSTRUMENT PREPARED BY:

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me this ~~16th~~ 27th day of ~~May~~ August, 2024.

Notary Public

My Commission Expires:

This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(D).

LINDSAY HAMADA NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-08-2028

Address of New Owner(s):	Send Tax Bills To:	Tax Map and Parcel Nos.:
Brenda Fielder Heather Lawrence P.O. Box 120794 Nashville, TN 37212	-SAME-	Map: 133 Group: 10 Parcel: 28

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Brenda Fielder and Joel Troxler, Executors of the Estate of Anita Fielder, deceased (the "decedent"), who died on February 1, 2014, in connection with the distribution of the estate of the decedent pursuant to the decedent's Will that was duly admitted to probate in Davidson County, Tennessee, on April 4, 2024, and recorded under Docket No. 24P586 in the Clerk's Office for the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), hereby release, remise and quitclaim equally unto Brenda Fielder and Heather F. Lawrence, all of the right, title and interest of the decedent and the decedent's estate

in and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference. After such conveyance, Brenda Fielder and Heather F. Lawrence will each own a one-half (1/2) tenant-in-common interest.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this ~~16th~~ 27th day of ~~May,~~ August 2024.

Brenda Fielder, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand, at office, this ~~16th~~ 27th day of ~~May~~ August, 2024.

Notary Public My Commission Expires: 01-11-26

Joel Troxler, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand, at office, this ~~16th~~ 27th day of ~~May~~ August, 2024.

Notary Public My Commission Expires: 01-11-26

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 28B, Allied Industrial Park, Section 7, Plan Book 5060, page 152, Register's Office for said County.

Said Lot 28B fronts 50 feet on the northerly margin of McNally Drive and extends back between lines measuring 223.15 feet on the easterly line and 231.16 feet on the westerly line to a line in the rear measuring 40.7 feet thereon.

Being the same property conveyed to Anita Fielder by deed from the Estate of Everett W. Fielder, of record in Book 11434, page 986, Register's Office for Davidson County, Tennessee.

Anita Fielder died on February 1, 2024, and devised the subject property to Brenda Fielder and Heather F. Lawrence by Last Will and Testament recorded in the Seventh Circuit (Probate Division) Clerk's Office for Davidson County, Tennessee, on April 4, 2024 under Docket No. 24P586.

This is improved property known as 434 McNally Drive, Nashville, Tennessee 37211.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of 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 August 27, 2024.

September 3, 2024
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 3rd day of September, 2024.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

