Karen Johnson Davidson County
Batch# 1180914 DEEDQC
09/12/2024 12:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240912-0070435

EXECUTOR'S QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF September 2024.

Notary Public

MY COMMISSION EXPIRES: July 3rd, 2025

(AFFIX SEAL)

CHUKWUDI EGWUATU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Madison Johnson Conner PLLC
1720 West End Avenue, Suite 300 Nashville, TN 37203
(615) 254-1600

ADDRESS NEW OWNER AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
Dorothy R. Hyde (NAME)	**New Owner** (NAME)	
4220 Murfreesboro Pike, Apt. 206 (ADDRESS)	(ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	**10514018100**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **WILLIAM WHEELER, THE EXECUTOR OF THE ESTATE OF FRANK R. HOLBERT**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVER UNTO **DOROTHY R. HYDE**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, ALL OF THE ESTATE'S RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND in Davidson County, Tennessee, being part of Lot No. 5 on the Plan of the Real Estate of W.W. Henry, deceased, as of record in Minute Book Z, page 516, County Clerk's Office for Davidson county, Tennessee, and described as follows:

BEGINNING at a point 135 feet from the common corners of Lots 4 and 5 on said plan in the southerly margin of Hillview Heights (formerly Woods Avenue); thence with the said margin of Hillview Heights westerly 55 feet to a point; thence in a southerly direction 204.25 feet, more or less, to the southerly line of Lot No. 5 and being the line between Lots Nos. 5 and 6 on said plan; thence eastwardly 55 feet to a point; which is 135 feet from the line between Lots Nos. 4 and 5; thence northwardly and parallel with said line 204.25 feet, more or less, to the point of beginning.

Being the same property conveyed to Andrew J. Holbert, Sr. Et Ux Louise Holbert, Barrington Mitchell Et Ux Vivian Mitchell, Frank R. Holbert, a single man, and Dorothy R. Holbert, a single woman, by Warranty Deed from Charles Allen Woods Et Ux Jessie W. Woods, in Book 3858, page 375 of record in the Davidson County Register's Office.

This is improved property known as 831 Hillview Heights, Nashville, Tennessee 37204.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEE AND/OR GRANTOR. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE, THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

Witness my hand (s) this the 11th day of September 2024.

William Wheeler, ***Executor of the Estate of Frank R. Holbert***

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WILLIAM WHEELER,** as Executor of the Estate of Frank R. Holbert, the within named grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of September 2024.

Notary Public

CHUKWUDI ECHETEBU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: July 3rd, 2028

Certificate of Authenticity

I, **Jennifer Chandler-Cole**, do hereby make an 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 09-11-2024.

Name: **Jennifer Cole**
Title: **Authorized Agent**

Date 09-11-24

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on this 11th day of September 2024. **2024**

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

