Karen Johnson Batch # 1189922 10/04/2024 11:49:05 AM Fees: $12.00 Taxes: $0.00 20241004-0077240 Davidson County DEEDQC 2 pgs	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0- Affiant(s) SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF October 2024. Notary Public MY COMMISSION EXPIRES: 3/3/2026 (AFFIX SEAL) JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR, NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Horace Kevin Nethery	**SAME**	**091 07 0 044.00**
(NAME) **20 Sea Serpent Trail, East**	(NAME)	
(ADDRESS) **Palm Coast, FL 32164**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

EXECUTRIX'S QUITCLAIM DEED

Donzetta Nethery, widowed, died on November 28, 2022. **Karen Nethery-West** was named as the Executrix in the Last Will and Testament of the late **Donzetta Nethery. Karen Nethery-West** was appointed Executrix of the **Estate of Donzetta Nethery** on May 4, 2023, by order of the Probate Court for Davidson County, Tennessee, Docket No. 23P-706.

The Executrix is duly qualified. The Executrix, by signing this Deed, releases any right the Executrix may have to recover this property in the event of the subsequent insolvency of this Estate.

In accordance with the laws of the State of Tennessee, **Karen Nethery-West,** pursuant to the Last Will and Testament of **Donzetta Nethery,** accepted for probate by the Probate Court for Davidson County, Tennessee, and acting as Executrix of the **Estate of Donzetta Nethery**, quitclaims to **Horace Kevin Nethery,** all right, title and interest in and to the following described real estate in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lots Nos. 1013 and 1015 of Block No. 25, Plan No. 2, West Nashville, as of record in book 57, page 172, Register's Office for said County.

Said Lots Nos. 1013 and 1015 front together 50 feet on the northerly side of Louisiana Avenue and run back between parallel lines 150 to an alley.

Being the same property conveyed to Anna S. Dahlinger and Minnie V. Siegrist by deed from Brookmeade Subdivision, Inc., of record in Book 4011, page 920, Register's Office for said County, Anna S. Dahlinger devised her interest in premises to Karen Joy Dahlinger by Will of record in Will Book 92, page 235, Probate Court for said County.

Being the same property conveyed to Horace G. Nethery and wife, Donzetta S. Nethery, by Warranty Deed from Minnie V. Siegrist and Karen Joy Dahlinger, dated December 18th, 1969, of record in Book 4387, Page 945, Register's Office for Davidson County, Tennessee.

The said Horace G. Nethery having died on February 3, 1995, leaving behind his wife, Donzetta Nethery, owner as Tenants by the Entireties.

For purposes of this conveyance, Donzetta Nethery and Donzetta S. Nethery are one in the same person.

Unimproved ( )
This is improved (X) property, known as: **5108 Louisiana Avenue, Nashville, TN 37209.**

Witness our hands, this 3rd day of October 2024.

Karen Nethery-West, Executrix

Karen Nethery-West
Executrix of the Estate of Donzetta Nethery

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **KAREN NETHERY-WEST, EXECUTRIX OF THE ESTATE OF DONZETTA NETHERY,** to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 3rd day of October, **2024.**

My Commission Expires: 3/3/2026

Notary Public

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026