Karen Johnson Batch # 1189922 10/04/2024 11:49:05 AM Fees: $12.00 Taxes: $0.00 Davidson County DEEDQC 2 pgs 20241004-0077241	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-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
Karen Nethery -West	**SAME**	**102 08 0 026.00**
(NAME) **6421 Lansing Drive**	(NAME)	
(ADDRESS) **Nashville, TN 37209**	(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 **Karen Nethery-West, a single person,** all right, title and interest in and to the following described real estate in Davidson County, State of Tennessee, to-wit:

Land in the Eighth Civil District of Davidson County, Tennessee, being lot No. 18 on the plan of Horton Heights, Section IV, as of record in Book 1835, Page 129, R.O.D.C., Tennessee.

Said lot No. 18 is described as follows: Being at a point on the northerly margin of Russleo Drive at the common corner of lot Nos. 18 and 19; thence in a northerly direction along the line between two said lots 155 feet to a point; thence in westerly direction 160 feet to a point on the easterly margin of Lansing Drive 130 to a point; thence continuing around a curve in a southerly and easterly direction 39.3 feet to a point on the northerly margin of Russleo Drive; thence in an easterly direction along the northerly margin of Russleo Drive 135 feet to the point of beginning.

Being part of the property conveyed to W. L. Hailey by deed from Leslie Marshall, Clerk and Master of Marshall County, Tennessee, of record in Book 1905, Page 17, Register's Office for Davidson County, Tennessee, and vested in Thomas C. Summers, Trustee of Instrument of record in book 2240, Page 593, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Horace G. Nethery, Jr. and wife, Donzetta Nethery, by Warranty Deed from Thomas C. Summers, Trustee, dated January 6th, 1954, of record in Book 2244, Page 433, Register's Office for Davidson County, Tennessee.

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

Taxes to be assumed by Purchaser beginning date of purchase. This conveyance is subject to Restrictive Covenants of record in Book 2087, Page 566 as amended by instrument of record in in Book 2093, page 49, and easements of record in book 1835, page 129, all R.O.D.C., Tennessee.

Unimproved ( )
This is improved (X) property, known as: **6421 Lansing Drive, 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.**

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

My Commission Expires: 3/3/2026

Notary Public