Karen Johnson Davidson County
Batch # 1199610 DEEDQC
10/31/2024 02:08:57 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241031-0084520

Prepared By
James B. Johnson
1300 Division Street, Suite 300
Nashville, Tennessee 37203
(615) 476-2885

Grantor:

Map: 092-02-0; Parcel: 266.00

Estate of Charles J. Roland
Terri Rowland-Fields, Executrix
3861 Dubois Drive
Nashville, Tennessee 37207

Grantee:

Anthony C. Rowland
2608 Eden Street
Nashville, Tennessee 37208

Send Tax Notice to New Owner:

Anthony C. Rowland
2608 Eden Street
Nashville, Tennessee 37208

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is Ten Dollars and 00/100s $(10.00).

James B. Johnson
Affiant

Sworn to and subscribed before me, this 30th day of October 2024.

Taylor Butler
Notary Public

My Commission Expires: 11-8-2027

TAYLOR MARIE BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2027

EXECUTRIX'S QUITCLAIM DEED

Charles J. Rowland died on March 21, 2023, leaving a will dated, March 19, 2015. The will was admitted to probate on December 6, 2023 in the Davidson County Probate Court at Nashville, Tennessee, Docket Number 23P-939. The Will named Terri Rowland-Fields as Executrix. The Executrix is duly qualified. All debts of the decedent have been paid.

The Executrix by signing this Deed releases any right the Executrix has to recover this property in the event of subsequent insolvency of this estate. In accordance with the provisions of the will of Charles J. Rowland, deceased, the Executrix, Terri Rowland-Fields, quitclaims to Anthony Carlos James Rowland any and all rights, title and interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 219, Block 11 on the Plan of the Re-subdivision of Heffernan Place, as of record in Book 161, page 138, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being part of the property conveyed to Abdur-Rahim Zairmah by deed from Jack Kemp, Secretary of Housing and Urban Development of Washington, D.C. of record in Book 8752, page 188, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

AND BEING the same property conveyed to Charles Rowland, unmarried, by Abdur-Rahim Zairmah and wife, Mary L. Cockrill, of record in Book 8964, Page 244, Register's Office for Davidson County, Tennessee.

Being the same property commonly known as 2608 Eden Street, Nashville, Tennessee 37208.

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

Witness my hand at Nashville, Tennessee this 30th day of October 2024.

Estate of Charles J. Rowland

By: Terri Rowland-Fields, Executrix

Signature of Executrix: Terri Rowland-Fields

STATE OF TENNESSEE)
COUNTY OF SMITH)

Personally appeared before me, Taylor Butler, a Notary Public of said County and State, TERRI ROWLAND-FIELDS, the within named bargainor, 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.

Terri Rowland-Fields
TERRI ROWLAND-FIELDS

Witness my hand, at Office, this 30th day of October 2024.

Taylor Butler
Notary Public

My Commission Expires: 11-8-2027

