Karen Johnson Davidson County
Batch # 1199610 DEEDQC
10/31/2024 02:08:57 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241031-0084521

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

Grantor:

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

Map: 059-11-0; Parcel: 136.00.

Grantee:

Terri Rowland-Fields
3861 Dubois Drive
Nashville, Tennessee 37207

Send Tax Notice to New Owner:

Terri Rowland-Fields
3861 Dubois Drive
Nashville, Tennessee 37207

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

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

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 a life interest to Terri Rowland Fields and all rights, title and interest in the form of a life estate in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 401 on the Plan of Haynes Manor, section III as of record in Book 4175, page 11, Register's Office for said County, and described as follows:

BEGINNING at a point in the westerly margin of DuBois Drive at the corner of Lots 400 and 401: thence northerly around a slight curve, 122 feet to a monument at the beginning of a curve; thence around said curve, northwesterly 39.27 feet to a monument in the south margin of Revels Drive; thence with the margin of the same, westerly 98 feet to a point; thence leaving said Drive, southerly 100 feet to a corner of Lots 400 and 401; thence with at line between said lots, easterly 106.8 feet to the point of beginning.

Being part of the property vested in W.C. Allen and wife, Irene M. Allen, by deed from Lineberger Development Co., as of record in Book 4239, Page 49, said Register's Office.

This conveyance is subject to restrictions, easements and set-back lines applicable to said property and taxes for the year 1969 which have been prorated and assumed by Grantees.

AND BEING the same property conveyed to Charles J. Rowland and wife, Winifred G. Rowland by Warranty Deed from W.C. Allen and wife, Irene M. Allen, of record in Book 4366, Page 361, Register's Office for Davidson County, Tennessee.

Being the same property commonly known as 3861 Dubois Drive, Nashville, Tennessee 37207.

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
Notary Public

My Commission Expires: 11-8-2027

