Karen Johnson Davidson County Batch # 1213100 DEEDQC 12/06/2024 11:40:56 AM 2 pgs Fees: $12.00 Taxes: $0.00 20241206-0094866	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0- Affiants SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF November 2024 Notary Public MY COMMISSION EXPIRES: 3/3/2026 (AFFIX SEAL)

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
Eugene James Flowers	**SAME**	**142-9-D** **#25**
(NAME) **972 General George Patton Road**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

EXECUTOR'S QUITCLAIM DEED

Martha Helen Flowers, died on July 25, 2023. **Eugene James Flowers** was named as the Executor in the Last Will and Testament of the late **Martha Helen Flowers a/k/a Martha S. Wolfe Flowers. Eugene James Flowers** was appointed Executor of the **Estate of Martha Helen Flowers** on September 27, 2023, by order of the Probate Court for Davidson County, Tennessee (Docket No. 23P-1647).

The Executor is duly qualified. The Executor, by signing this Deed, releases any right the Executor 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, **Eugene James Flowers**, pursuant to the Last Will and Testament of **Martha Helen Flowers** accepted for probate by the Probate Court for Davidson County, Tennessee, and acting as Executor of the **Estate of Martha Helen Flowers**, quitclaims to **Eugene James Flowers,** all right, title and interest in and to the following described real estate in Davidson County, State of Tennessee, to-wit:

Unit No. 972, together with the Carport designated NO.972-C, in River Plantation, Section Six, Phase One, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Six, Phase One, Condominium Apartments, recorded in Book 5200, pages 359 and 360, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5794, page 526, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Six, Phase One, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 5794, page 526, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to James H. Wolfe and wife, Martha S. Wolfe, from Haury & Smith Contractors, Inc., a Tennessee Corporation, by Warranty Deed dated May 14, 1982, of record in Book 5887, Page 954, Register's Office for Davidson County, Tennessee.

The said James H. Wolfe (a/k/a James Hardin Wolfe), having predeceased in death his then wife, Martha S. Wolfe, on April 8, 2011, leaving her as sole tenant by the entirety.

The said Martha Helen Flowers, Martha S. Wolfe Flowers, and Martha S. Wolfe, are one in the same for purposes of this transaction.

Unimproved ( )
This is improved (X) property, known as: **972 General George Patton Road, Nashville, TN 37221.**

Witness our hands, this 12th day of November 2024.

Eugene James Flowers, executor
Eugene James Flowers
Executor of the Estate of Martha Helen Flowers

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 **EUGENE JAMES FLOWERS, EXECUTOR** to me known (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 12th day of November, **2024.**

My Commission Expires: 3/3/2026

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

Notary Public