This instrument prepared by:
Chan McCullough
905 Travelers Ct
Nashville, TN 37220

Karen Johnson
Batch # 1222968
01/03/2025 09 07 36 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250103-0000503

Address New Owners:

Nancy Ryans
8233 Wikle Rd E
Brentwood, TN 37027

Send Tax Bills to:
SAME

EXECUTOR'S QUITCLAIM DEED

Araminta McCullough Williams (hereinafter referred to as the "Decedent") died on February 27, 2024, leaving a Last Will and Testament dated December 17, 1997. The Last Will and Testament was admitted to the Chancery Court of Williamson County, Tennessee, on April 16, 2024 and Chan McCullough and Nancy M. Ryans were recognized by the Court as Executors. Letters Testamentary were issued on that same date; and, by these Letters, Chan McCullough and Nancy M. Ryans were empowered to enter upon the execution of said Will and to administer this estate as required by law. Debts of the Decedent have been paid. The Executor, by signing this Executor's Quitclaim Deed, releases any right the Executor has to recover this property in the event of the insolvency of Decedent's estate.

THEREFORE, IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, Chan McCullough and Nancy M. Ryans Executors of the Estate of Araminta Williams (hereinafter referred to as "Grantor"), by these presents and for the purpose of administering said estate, does hereby quitclaim and convey unto Nancy Ryans, (hereinafter referred to as "Grantee"), their successors and assigns, any and all right, title, and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

2307 Osage St, Nashville, TN 37208 **Map & parcel 81-10-357**

Land in Davidson County, Tennessee, being the Westerly 63 feet of the northerly part of Lot No. 12 on the Plan of the Georgia Industrial Realty Company Subdivision in North Nashville, of record in Book 421, page 188, Register's Office for said county, described according to a survey made by W. B. Southgate Surveyor, October 27, 1932, as follows:

Beginning on the southerly margin of Osage Street at a point 147 feet west of the westerly margin of 23rd Avenue North; thence with the southerly margin of said Street, westwardly 63 feet to the corner of Lots Nos. 12 and 13; thence with the line between said two lots, southwardly 51 feet 10 1/2 inches to the northwest corner of the property conveyed to A. W. Fisher and wife, by deed from Mrs. C. G. Fisher and husband of record in book 658, page 45, said Register's Office; thence with said A. W. Fisher and wife's northerly line, eastwardly 63 feet; thence northwardly 51 feet 101/2 inches to the beginning.

Being the same property conveyed from Araminta Williams Family Partnership to Araminta Williams by Quitclaim Deed of record instrument # 20220531-0062211, R.O.D.C. TN.

WITNESS our hands this 20th day of November, 2024.

Nancy M Ryans

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me Alicia Caston, a Notary Public of this County, Chan McCullough and Nancy M. Ryans, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are the Executors of the Estate of Araminta Williams and that they executed the within instrument for the purposes therein contained for and on behalf of said estate.

Witness my hand and official seal at Nashville, 'Tennessee, this 20th day of November, 2024.

Commission expires 7/7/2027 Notary Public Alicia Caston

ALICIA CASTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is - $0 - .

Nancy M Ryans

AFFIANT

ALICIA CASTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to me this 20th day of November, 2024.

Commission expires 7/7/2027 Notary Public Alicia Caston

This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(3)(D).