Karen Johnson
Batch # 1223191
01/06/2025 08:21 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20250106-0000803

This Instrument Prepared by:
A TYLER WHITAKER, BPR#33926
Whitaker Law Office
601 West Main St.
Lebanon, TN 37087
(615) 444-5511

Owner:	Send Tax Bills to:	P/O Map/Parcel
Rene Edens	Rene Edens	096 10 0 208.00
4933 Teaton Drive	4933 Teaton Drive	
Old Hickory, TN 37138	Old Hickory, TN 37138	

IMPORTANT:

This instrument was prepared from information supplied by the parties without counsel or advice as to legal consequences, tax related matters or any matter related to Medicaid or TennCare benefits. No title examination or settlement has been performed and A. Tyler Whitaker, Attorney at Law/Whitaker Law Office shall not be responsible for any matter that could have been resolved by a title examination, settlement, legal and /or tax related counsel.

EXECUTOR'S QUITCLAIM DEED

This deed made on the 5th day of December 2024, by Sherry Mount as Executrix of the Estate of Maragret Lucille Vanatta, Grantor, to Rene Edens, of 4933 Teaton Drive, Old Hickory, Tennessee for purposes of the Administration of the Estate of Margaret Lucille Vanatta.

Maragret Lucille Vanatta died on July 27, 2024, leaving a will dated February 9, 2022. The will was admitted to probate on September 18, 2024, in the Probate Court, Wilson County, Tennessee, Docket Number 2024-PR-373 for purpose of Muniment of Title. The will named Sherry Mount as Executrix. The Executrix is duly qualified.

The Executrix by signing this Deed releases any right the Executrix has to recover this property in the event of the subsequent insolvency of this estate. In accordance with the provisions of the will of Maragret Lucille Vanatta, Sherry Mount, Executrix, quitclaims all right,

title and interest in the following described real estate in ~~Wilson~~ Davidson (TW) County, Tennessee to Rene Edens:

> Being Lot No. 39 on the Plan of Twin Lawn Subdivision, as of record in Book 2331, page 9, Register's Office of Davidson County, Tennessee.
>
> Said Lot No. 39 fronts 100.7 feet on the northerly margin of Dunmore Drive and runs back between lines, 180.3 feet on the westerly side and 191 feet on the easterly side to a dead line in the rear, on which measures 53 feet.
>
> Being the same property conveyed to the Estate of Maragret Lucille Vanatta by Affidavit of Inheritance dated October 1, 2024, and of record in the Registers Office of Davidson County, Tennessee, #20241008-0044625.

This transfer is by Quitclaim and we make no warranties about the title.

Witness my hand at ~~Lebanon~~, ~~Tennessee~~ (TB) Staunton, Virginia, this 5 day of December, 2024.

Estate of Margaret Lucille Vanatta

SHERRY MOUNT, EXECUTRIX

STATE OF ~~TENNESSE~~ (TB) Virginia
~~COUNTY OF WILSON~~ City of Staunton

Personally appeared before me, the undersigned authority, a notary public in and for the state and county above, **SHERRY MOUNT**, Executrix of the Estate of Margaret Lucille Vanatta, with whom I am personally acquainted, or whom proved to me upon satisfactory evidence, and who acknowledged that he/she executed this instrument for the purposes contained therein.

Notary Public
My commission expires: 09/30/2025

Tyler Andrew Britt
NOTARY PUBLIC
REG. #7921879
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 09/30/2025

The actual consideration or value for this transfer is $ 0.00.

René Edens

RENE EDENS, Grantee

Sworn and subscribed to before me, this the ____ day of Dec., 2024.

Christy M. Corley

Notary Public

My commission expires: 6/28/2026

