PREPARED BY:

Eric J. Scott, Esq.
HAZARD LAW, PLLC
103 POWELL COURT, STE. 110 | BRENTWOOD, TN 37027
615.208.4532 | ERIC@HAZARD.LAW
WWW.HAZARD.LAW

Karen Johnson Davidson County
Batch# 1226438 DEEDQC
01/14/2025 03:05:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250114-0003001

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, January 14, 2025.

Notary Public

My Commission Expires: _____

ERIC J. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 21, 2028

New Owner Address:
Daniel V. Willis
2441 Union Hill Road
Goodlettsville, TN 37072

Send Tax Bills To:
Same

Map-Parcel No.:
16 172

EXECUTOR'S QUITCLAIM DEED

Helen Newlin Willis, a/k/a Dorothy Helen Willis ("Decedent"), died on August 4, 2024, and left a Last Will and Testament which has been admitted to probate in the Probate Court of Davidson County, Tennessee (Probate Division), Docket No. 24P1731. Daniel V. Willis, Personal Representative of the Estate of Decedent, for consideration paid in the amount of $10.00, hereby releases, remises and quitclaims unto **Daniel V. Willis**, married, all the right, title and interest of Decedent in and to a tract or parcel of land in Davidson County, Tennessee, described more particularly on the attached Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **January 14, 2025**.

Daniel V. Willis, Personal Representative of the Estate of Dorothy Helen Willis

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Daniel V. Willis, Personal Representative of the Estate of Norene Padgett Jernigan**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, January 14, 2025.

Notary Public

My Commission Expires: _____

ERIC J. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JAN 23, 2028

EXHIBIT A

LAND located in Davidson County, Tennessee being more particularly described, as follows: beginning at a point in the westerly boundary of Union Hill Road, said point being approximately 1,587 feet, more or less, northwest of the center line of Crocker Springs Road, Goodlettsville, Davidson County, Tennessee. Thence S. 58° W. 31.4 poles to iron pin; thence N. 55° W. 16.2 poles to a maple tree near a spring; thence S. 26° W. 14.86 poles to iron pin; thence S. 48° W. 16 poles to iron pin; thence S. 24 1/2° W. 14.4 poles to iron pin in a rock bluff N. of a stream; thence S. 16° E. 20.28 poles to iron pin near a beech tree; thence S. 40° W. 19.7 poles to iron pin; thence S. 27 1/2° W. 36.21 poles to iron pin in the rock bluff E. border of a stream; thence S. 54° W. 29.88 poles to iron pin; thence S. 2 1/2° W. 32.2 poles to iron pin; thence S. 87 1/2° E. 46.6 poles to iron pin near a hickory tree; thence N. 32 3/4° E. 81.36 poles to iron pin; thence N. 1/4° E. 17.2 poles to iron pin; thence N. 67° E. 15.36 poles to iron pin; thence N. 4 1/2° E. 37.48 poles to iron pin; thence S. 87 1/2° E. 57.2 poles to iron pin in the W. boundary of said Union Hill Road; thence N. 46° W. 44 poles to iron pin in margin of said road; thence N. 42° W. 20 poles to iron pin to point of beginning, containing 55.1 acres, more or less.

Being the same property conveyed to Joseph Elzie Willis and wife, Helen Newlin Willis, from James C. Midgett, Jr., Trustee, by deed of record in Book 8963, Page 846, Register's Office for Davidson County, Tennessee. Joseph Elzie Willis having subsequently died on December 8, 2023, and wife, Helen Newlin Willis, having become sole owner by rights of survivorship.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 2427 Union Hill Road, Goodlettsville, TN 37072.

CERTIFICATE OF AUTHENTICITY

I, Eric J. Scott, Esq., do hereby make oath that I am a licensed attorney and the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on January 14, 2025.

Affiant Signature

1/14/25
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, January 14, 2025.

Notary Public

My Commission Expires:

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028