Karen Johnson Davidson County
Batch # 1233067 DEEDQC
02/03/2025 02:51:23 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250203-0008095

Prepared By and Return To:
Deborah K. Baucom, Esq.
Two Brentwood Commons, Suite 150
750 Old Hickory Boulevard
Brentwood, Tennessee 37027

Address of New Owner:
William Robeck, ET AL
272 Haywood Lane
Antioch, TN 37013

Send Tax Bills To:
OWNER

Map & Parcel:
148-03-0-103.00

EXECUTOR'S QUITCLAIM DEED

Geraldine C. Ballard, died on June 5, 2024, leaving a will dated May 20, 2015. The will was admitted to probate on July 24, 2024 in the 7th Circuit Court of Davidson County, Tennessee, Docket No. 24P1442. The Executor, William Robeck, is duly qualified. Debts of the decedent have been paid. The Executor, by signing this deed, releases any right the Executor has to recover this property in the event of the insolvency of this estate. In accord with the provisions of the Will of Geraldine C. Ballard, the Executor quitclaims to each William Robeck, Matthew Robeck, and Cynthia Ann Robeck Olmstead, an undivided one-third interest in the following described real estate located in Antioch, Davidson County, Tennessee, described as follows, to wit:

> BEING Lot No. 707, on the Plan of Cherokee Hills, Section Seven, of record in Plat Book 3842, Page 72, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Geraldine C. Ballard with a life estate for husband, Carl W. Ballard, by deed from Harold Reeves, Trustee, dated October 1, 1998, of record in Book 11136, Page 294, Register's Office for Davidson County, Tennessee. Carl W. Ballard, passed away on December 28, 2003, Tennessee Department of Health State File Number 0307440.

This is improved property known as 134 Cherokee Court, Antioch, Tennessee 37013.

This transfer is by quitclaim deed, and the Executor makes no warranties about the title.

No abstract or survey furnished for preparation of this instrument. This description is the same used in the previous deed of record.

WITNESS MY HAND, this 28th day of January, 2025.

William Robeck, as Executor
of the Estate of Geraldine C. Ballard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared William Robeck, Executor of the Estate of Geraldine C. Ballard, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and acknowledged that the same was executed as a free act and deed.

WITNESS my hand and Notarial Seal on January 28, 2025.

Deborah K Baucom
NOTARY PUBLIC
My Commission Expires 11·8·27

DEBORAH K. BAUCOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Zero Dollars ($0.00).

Matthew Robeck

Subscribed and sworn to before me January 28, 2025.

Deborah K Baucom
NOTARY PUBLIC
My Commission Expires: 11·8·27

DEBORAH K. BAUCOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY