Karen Johnson Davidson County
Batch # 1235244 DEEDQC
02/07/2025 09:55:52 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250207-0009450

Prepared By
James B. Johnson
1300 Division Street, Suite 300
Nashville, Tennessee 37203
(615) 476-2885

Grantor:

Map: 80.7; Parcel: 117

Estate of Fannie M. White
Henrietta White, Executrix
3329 Cocoa Drive
Nashville, Tennessee 37218

Grantee:

Henrietta White
3329 Cocoa Drive
Nashville, Tennessee 37218

Send Tax Notice to New Owner:

Henrietta White
3329 Cocoa Drive
Nashville, Tennessee 37218

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is Ten Dollars and 00/100s $(10.00).

James B. Johnson
Affiant

Sworn to and subscribed before me, this 6th day of February 2025.

Gary M. Kellar
Notary Public

My Commission Expires: 7/7/2027

GARY M. KELLAR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027

EXECUTRIX'S QUITCLAIM DEED

Fannie M. White died on November 12, 2024, leaving a will dated, October 14, 2024. The will was admitted to probate on January 21, 2025 in the Davidson County Probate Court at Nashville, Tennessee, Docket Number 25P-74. The Will named Henrietta White as Executrix. The Executrix is duly qualified. All debts of the decedent have been paid.

The Executrix by signing this Deed releases any right the Executrix has to recover this property in the event of subsequent insolvency of this estate. In accordance with the provisions of the will of Fannie M. White, deceased, the Executrix, Henrietta White, quitclaims a life interest to Henrietta White and all rights, title and interest in the form of a life estate in the following described real estate in Davidson County, Tennessee:

Land in 13th Civil District of Davidson County, Tennessee, being Lot No. 454 on the Plan of Bordeaux Hills, Section 9, as of record in Book 4175, page 116, Register's Office for said County, to which plan reference is here made for description.

Being part of the property conveyed to Randall Phillips Builders, Inc., by deed from Andrew Ewing, Trustee, of record in Book 4449, page 551, said Register's Office.

This conveyance is made subject to restrictions or record in Book 4405, page 427; and to easements, setback lines, conditions of owner's certificate, etc., as shown on plan of record in Book 4175, page 116, said Register's Office.

Being the same property conveyed to Henry L. Matthews and wife Fannie M. Matthews by Warranty Deed from Randall Phillips Builders, Inc., of record in Book 4497, page 732, Register's Office for Davidson County, Tennessee. Henry L. Matthews having died intestate on December 15, 1984 and being survived by his wife, Fannie M. Matthews. Fannie M. Matthews and Fannie M. White being one and the same person.

Being the same property commonly known as 3329 Cocoa Drive, Nashville, Tennessee 37218.

This transfer is by quitclaim and the Executrix makes no warranties about the title.

Witness my hand at Nashville, Tennessee this 6th day of February 2025.

Estate of Fannie M. White

By: Henrietta White, Executrix

Signature of Executrix: Henrietta White

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Gary M. Kellar, a Notary Public of said County and State, HENRIETTA WHITE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Henrietta White
HENRIETTA WHITE

Witness my hand, at Office, this 14th day of February 2025.

Gary M Kellar
Notary Public

My Commission Expires: 7/7/2027

GARY M. KELLAR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027