Karen Johnson Davidson County
Batch # 1236721 DEEDQC
02/13/2025 08 39 17 AM 2 pgs
Fees $12 00 Taxes $0 00
20250213-0010880

This Instrument Prepared by:
J. BLAKE FREEMAN, ATTORI
114 Benson Rd
Nashville, TN 37214

PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES

EXECUTOR QUITCLAIM DEED

Address of New Owners:	Sent Tax Bill To:	Map & Parcel No.
Robin K. Shadden **824 Colfax Dr.** **Nashville, TN 37214**	New owner	133 02 0 052.00

WHEREAS, Linda P. Sanders a/k/a Linda Roberta Sanders owned and held interest in certain real property located in Davidson County, Tennessee, as more particularly described below; and

WHEREAS, Linda P. Sanders a/k/a Linda Roberta Sanders died on August 22nd 2024, leaving a Last Will and Testament dated July 24th 2017, ("Will") which was admitted to probate in the Probate Court of Davidson County, Tennessee, on September 19th 2024, as Case No. 24P 1873 and is recorded among said probate records; and

WHEREAS, as a result of the terms of the Will, the real property described herein is to be distributed to **Robin K. Shadden**; and

WHEREAS, the Executor of the estate desires to evidence, by this quitclaim deed, the transfer of the real property herein described to **Robin K. Shadden**.

NOW, THEREFOR FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Robin K. Shadden, as Executor of the Estate of Linda P. Sanders** ("Grantor") this day executed this Quitclaim Deed in order to evidence the transfer unto **Robin K. Shadden** ("Grantee"), all of the interest, right and title in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being lot no. 34 and the westerly 10 feetof lot 35 on the Map of W.G. Thuss Subdivision of Stump Property as of record in book 547 page 7, Register's Office for Davidson County, Tennessee.

Said Lot no: 34 and the westerly 10 feet of lot No. 35 adjoin and front together 60 feet on the northerly side of Thuss Avenue and extend back between lines 197 feet on the westerly side and 198.6 feet on the easterly side to an alley in the rear on which they measure 60 feet.

Being the same property conveyed to Robert Duggan Sanders, Jr. and wife, Linda Roberta Sanders of record in Book Number 4523 pg 298 Register's Office for Davidson County, Tennessee.

Linda P. Sanders and Linda Roberta Sanders are one in the same.

Robert Duggan Sanders, Jr. having predeceased Linda Roberta Sanders.

Linda P. Sanders a/k/a Linda Roberta Sanders was single at the time of her death.

This is improved property known as **302 Thuss Ave. Nashville, TN 37211**

This transfer is by Quitclaim and the Executor makes no warranties about the title.

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on this the 11 day of February 2025.

Robin K. Shadden

Robin K. Shadden, as Executor of the Estate of Linda P. Sanders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for the County and State, the within named **Robin K. Shadden, as Executor** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that he executed the within instrument for the purposed therein contained.

Witness my hand and official seal at office, this 11 day of February, 2025.

BLAKE FREEMAN
State of Tennessee
Notary Public
DAVIDSON COUNTY, TENN
My Commission Expires 3/20/28

My Commission Expires:

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

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

Robin K Shadden

Affiant

Sworn to and subscribed to before me this the 11 day of February, 2025.

BLAKE FREEMAN
State of Tennessee
Notary Public
DAVIDSON COUNTY, TENN
My Commission Expires 3/20/28

Notary Public My Commission Expires: