ADDRESS OF NEW OWNERS &
SEND TAX NOTICES TO:

Lawanda Simpson
1805 23rd Avenue North
Nashville, TN 37208

THIS INSTRUMENT PREPARED BY:

Freeman & Bracey, PLC
Attorneys at Law
885 Conference Drive, Ste. 500
Goodlettsville, TN 37072

This instrument is exempt from Tennessee Recording Tax pursuant to T.C.A. §67-4-409 (a)(3)(D), as a deed executed by an executor to implement a testamentary devise.

EXECUTOR'S DEED

THIS QUITCLAIM DEED made this the 6th day of March, 2025, between **LAWANDA SIMPSON, Executrix,** as Grantor, and **LAWANDA SIMPSON, individually,** referred to herein as Grantee.

WHEREAS, Paulette A. Belser died on May 24, 2016, a single person and testate, a citizen and resident of Davidson County, Tennessee. Her Last Will and Testament was admitted to probate in the Estate of Paulette A. Belser, Case No. 23P1995, in the Seventh Circuit Court (Probate Division) Davidson County, Tennessee with the above-named, Lawanda Simpson being appointed as Executrix of the Estate; and

WHEREAS, Paulette A. Belser died owning a certain parcel of real estate located in Davidson County, Tennessee at time of her death and more particularly described below; and

NOW, THEREFORE, in consideration of the foregoing and to implement the testamentary devise, **LAWANDA SIMPSON**, in her capacity as Executrix of the Estate of Paulette A. Belser, does hereby bargain, sell, and QUITCLAIM unto **LAWANDA SIMPSON,** individually, all of her and of the Estate of PAULETTE A. BELSER, rights, title and interests in and to the below described real property, being a certain tract or parcels of land situated in Davidson County, Tennessee, described as follows, to wit:

Map-Parcel No
081-06-0
458.0

Karen Johnson Davidson County
Batch# 1244402 DEEDQC
03/07/2025 03:01:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250307-0017479

Land in Davidson County, Tennessee, being part of Lots Nos. 6, 7 and 8 of a resubdivision of Lot No. 16 of the Nichol property as of record in Book 2, page 49, Chancery Court, at Nashville, Tennessee, and more particularly described according to a survey thereof made by John M. Sullivan, County Surveyor, on August 28, 1952, as follows:
Beginning at a point on the westerly margin of 23rd Avenue North, said point being 100 feet north of the intersection of Buchanan Street, thence in a northerly direction along the westerly margin of 23rd Avenue North 50 feet to an alley; thence in a westerly direction along the southerly margin of said alley 101.67 feet; thence South 3 degrees 30 minutes west 50 feet to a point; thence South 87 degrees 46 minutes East 102.2 feet to the point of beginning.

Being the same property conveyed to Paulette A. Belser from Beverlyn C. Jordan and Janice Young, by warranty deed of record in Instrument No. 00005884-0000330, Register's Office for Davidson County, Tennessee. The said Paulette A. Belser died testate and in her Last Will and Testament admitted to probate she devised said real property to Lawanda Simpson, Case No. 23P1995 Davidson County Tennessee Seventh Circuit Court, Probate Division.

This is improved property known as: 1805 23rd Avenue, North, Nashville, TN .

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

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

SIGNATURE PAGE TO FOLLOW;
REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand the 6th day of March, 2025.

ESTATE OF PAULETTE A. BELSER

By: _____
LAWANDA SIMPSON, Executrix

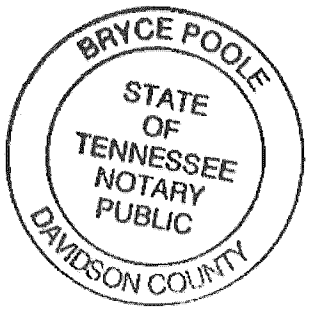
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **Lawanda Simpson, Executrix** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Executrix of the Estate of Paulette A. Belser, Case No. 23P1995 in the Seventh Circuit Court (Probate Division) Davidson County, Tennessee, the within named bargainor, an Estate, and that she, as such Executrix, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate in her capacity as Executrix.

Witness my hand and official seal at office this the 6th day of March, 2025.

My commission expires: 11-08-2027

_____
NOTARY PUBLIC



CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, do hereby make oath that I am a licensed attorney and/or 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 **03/06/2025** [DATE].

AFFIANT SIGNATURE

03/06/2025
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **6th** day of **March**, 2025.

Notary Signature
My Commission Expires: 8/1/28
[SEAL]

