Karen Johnson
Batch # 1257982
04/11/2025 12 14 09 PM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250411-0027308

This Instrument Prepared
By· Thomas I. Bottorff, Esq
5110 Maryland Way, Ste 120
Brentwood, TN 37027
(615-371-0800

EXECUTOR'S DEED

Owner Address:	**Send Tax Bills To:**	**Map and Parcel No.**
Elizabeth Ann Kaderabek **5649 Oakes Drive** **Brentwood, Tennessee 37027**	**Same**	**160-14-A-2.. 00CO** **06 du-57 0 45**

STATE OF TENNESSEE)
COUNTY OF Williamson **)**

I hereby swear or affirm this transaction is exempt from transfer tax pursuant to T.C.A. § 67-4-409(a)(1)(C)(iv).

Elizabeth Ann Kaderabek
Affiant

Subscribed to and sworn to before me this 10th day of April 2025

Notary Public

My Commission Expires: 6/21/2025

****

WITNESSETH:

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Elizabeth Ann Kaderabek, as Executor of the Last Will and Testament of Virginia Quinn Kaderabek, deceased, (the "Will") by these presents does hereby quitclaim, grant, transfer and convey unto myself, Elizabeth Ann Kaderabek ("Grantee"), and my heirs, successors and assigns, all right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows, to wit·

> Land in Davidson County, Tennessee, comprising a portion of Highland Court, said project having been established as a Horizontal Property Regime by Master Deed and Declaration and By-Laws dated the 30th day of April

1976, and recorded in the Register's Office for Davidson County, Tennessee, in Book 5024, page 549, By-Laws appended thereto of record in Book 5024, page 557, Register's Office for Davidson County, Tennessee, and said premises being more particularly described as follows.

BUILDING SITE LABELED 2, of said project as shown on the Plan of Highland Courts in Highlands of Brentwood, of record in Book 4860, page 101, Register's Office for Davidson County, Tennessee, excepting and reserving any portion of the common elements lying within said Building Site and Easements through said Building Site appurtenant to the common elements and other Building Sites, all as set forth in the Declaration and an undivided 6-1/4 % interest appurtenant to the Building Sites in all common elements of said project as described in the Declaration

BEING the same property conveyed by Elizabeth B. Martin to Virginia O. Kaderabek by a Warranty Deed dated November 24, 1997, of record in Book 10700, page 511, Register's Office for Davidson County, Tennessee, Tennessee

AND further being the same property which Virginia O Kaderabek also known as Virginia Quinn Kaderbek (now deceased) devised in her Last Will and Testament (the "Will) to her daughter Elizabeth Ann Kaderabek, said Will having been admitted to probate by the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, and filed in the Circuit Court Clerk's Office for Davidson County, Tennessee, Case No. 23P-2200

AND further being the same conveyance which the said Court authorized to be memorialized with an Executor's Deed from Elizabeth Ann Kaderabek as Executor to herself, individually, as the sole owner thereof

This is improved property known as 5649 Oakes Drive, Brentwood, Tennessee 37027.

IN WITNESS WHEREOF, the Grantor has executed this instrument on the 10th day of April 2025.

GRANTOR:

Elizabeth Ann Kaderabek

Elizabeth Ann Kaderabek, Executor

Executor

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, a Notary Public of the State and County aforesaid, duly commissioned and qualified, personally appeared, Elizabeth Ann Kaderabek as Executor of the Last Will and Testament of Virginia Quinn Kaderabek, deceased, whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) to be the within named bargainor, and who upon oath, acknowledged she executed the foregoing instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and Seal at office this 10th day of April 2025.

Notary Public

My Commission Expires: 6/21/2025

THOMAS A. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY