Karen Johnson Davidson County
Batch # 1264431 DEEDQC
04/24/2025 10:46:43 AM 7 pgs
Fees: $37.00 Taxes: $0.00

20250424-0031529

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiants

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF April 2025.

Notary Public

MY COMMISSION EXPIRES: 3/3/2026

(AFFIX SEAL)

JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3/3/2026

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR, NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Debbie Lou Heitzman	**SAME**	**Map 142-3-A** **Parcel 358**
(NAME) **16 Greenwood Circle**	(NAME)	
(ADDRESS) **Crossville, TN 38558**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

EXECUTOR'S QUITCLAIM DEED

Anna Louise Donaldson, died on July 30, 2021. **Debbie Lou Heitzman** was named as the Executor in the Last Will and Testament of the late **Anna Louise Donaldson. Debbie Lou Heitzman** was appointed Executrix of the **Estate of Anna Louise Donaldson** on October 20, 2022, by order of the Probate Court for Davidson County, Tennessee (Docket No. 22P-1547).

The Executrix is duly qualified. The Executrix, by signing this Deed, releases any right the Executrix may have to recover this property in the event of the subsequent insolvency of this Estate.

In accordance with the laws of the State of Tennessee, **Debbie Lou Heitzman**, pursuant to the Last Will and Testament of **Anna Louise Donaldson** accepted for probate by the Probate Court for Davidson County, Tennessee, and acting as Executrix of the **Estate of Anna Louise Donaldson**, quitclaims to **Debbie Lou Heitzman,** all right, title and interest in and to the following described real estate in Davidson County, State of Tennessee, to-wit:

Unit No. 358 in Deer Lake Retirement Community, a horizontal property regime located on Hicks Road at Highway 70 South, Nashville, Davidson County, Tennessee as shown on the Plat of Deer Lake Retirement Community recorded in Book 5050, Pages 28 and 29, Register's Office for Davidson County, Tennessee and described in a Master Deed recorded in Book 5097 Pages 529 through Pages 539 and in By-Laws of Deer Lake Retirement Community of record in Book 5141, Pages 82 through 118 of the Register's Office of Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartment owners and tenants of Deer Lake Retirement Community contained in the aforesaid Master Deed, By-Laws and the Rules and Regulations adopted pursuant to the By-Laws are incorporated in this deed by reference and made a part hereof the same as though copied herein verbatim. The purchasers by acceptance hereof expressly assume and agree to be bound by and comply with all of the covenants, terms, provisions and conditions set forth

in the aforesaid documents including but not limited to the obligation to pay monthly assessments for the maintenance and operation of Deer Lake Retirement Community in accordance with the Master Deed and By-Laws. The purchasers further specifically acknowledge that their right to transfer ownership of the above-described apartment unit or to lease said unit is subject to certain options and restrictions contained in the Master Deed and By-Laws.

BEING the same property conveyed to Dorothy Durham Foster, by Last Will and Testament of Maggie L. Durham, dated February 1, 1994, pursuant to probate action of record in Davidson County Probate Court, Docket No. 97P-1564 (order dated October 17, 1997), of record in Book 10697, Page 396, Register's Office for Davidson County, Tennessee.

FURTHER BEING the same property conveyed to Anna L. Donaldson, by Last Will and Testament of Dorothy Foster, dated March 3, 2009, pursuant to probate action of record in Davidson County Probate Court, Docket No. 13P-1155 (order dated September 12, 2013), unrecorded, and having attached a copy of said will to this instrument.

SUBJECT to any governmental zoning and subdivision ordinances or regulations in effect thereon.

The said Dorothy Durham Foster and Dorothy Foster, are one in the same for purposes of this transaction. Further, the said Anna L. Donaldson and Anna Lou Donaldson are one in the same person for purposes of this transaction.

Unimproved ( )
This is improved (X) property, known as: **358 Deer Lake Drive, Nashville, TN 37221.**

Witness our hands, this 23rd day of April 2025.

Debbie Lou Heitzman - Executrix
Debbie Lou Heitzman
Executrix of the Estate of Anna Louise Donaldson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DEBBIE LOU HEITZMAN, EXECUTOR** to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 23rd day of April, **2025.**

My Commission Expires: 3/3/2026

NOTARY D.A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Notary Public

Copy

Last Will of

Dorothy Foster

13P1155
FILED
SEP 12 2013
CLERK & MASTER
BY
DAVIDSON COUNTY

I, **Dorothy Foster**, now domiciled in Davidson County, Tennessee, declare this to be my Last Will and Testament, hereby revoking all prior wills and codicils made by me.

1. FAMILY

1.1. I have one child, who Michael Hilldebrand who has not been in contact with me for close to ten years. His last known address was in Madisonville, Kentucky. Some years ago, after my divorce, Michael chose to live with his father and although I paid for his education through medical school, he has chosen not to have contact with me. Although it grieves me to do so, I have intentionally omitted him from any gifts under my will because of his choice not to include me in his life.

2. APPOINTMENT OF EXECUTOR

2.1. I appoint my friend, Anna L. Donaldson (Anna), to be Executor of my estate.

2.2. Any reference in my Will to "Executor" includes any person, persons, or corporation then serving as the personal representative of my estate.

2.3. My Executor shall not be required to post any bond or other security for the faithful performance of my Executor's duties; nor to file any inventory or appraisal of the assets of my estate; nor to file any accountings or reports with any court.

2.4. If the Executor I have appointed is ineligible to serve by reason of nonresidence, then I appoint as a Co-Executor to serve with the Executor I have appointed any individual or corporate entity which my Executor selects to serve in such capacity.

3. PAYMENT OF DEBTS AND EXPENSES

3.1. I direct that all of my just debts, funeral expenses, final medical expenses, and the costs of administration of my estate be paid from my estate. My Executor shall have the discretion to pay during the administration of my estate those of my debts which have not matured at the date of my death and which do not mature on account of my death. My Executor shall have

Copy

the discretion to use all or any portion of the proceeds of any insurance on my life payable to my Executor or my estate for the payment of any debts, expenses and taxes of myself or my estate. Except as stated below, I direct that all such debts and expenses, and all estate, inheritance, or succession taxes upon my estate, and all taxes occasioned by my death, be paid out of the residue of my estate, so that other beneficiaries under my Will shall not be charged with any part of such debts, expenses and taxes. The amount by which such estate, inheritance, or other death taxes are increased as a result of the inclusion in my estate of property over which I have a general power of appointment, shall be paid from said property.

4. PERSONALTY

4.1. I give to Anna, if she survives me, any jewelry, household goods and furnishings, automobiles, and all other household and personal effects belonging to me at the time of my death, including policies of insurance on these articles. If Anna should predecease me, then all personalty listed in this article shall pass as a part of that article of my Will entitled "Residuary Property."

5. RESIDUARY PROPERTY

5.1. All of the residue of the property which I may own at the time of my death, of whatever nature and wherever located, I give to Anna, outright and in fee, if she survives me.

5.2. If Anna should predecease me, then I give the residue of my property, outright and in fee, to Deer Lake Retirement Association, Inc., a Tennessee nonprofit charitable corporation, located in Nashville, Tennessee.

6. POWERS AND DUTIES OF EXECUTOR

6.1. Unless my Will specifically provides otherwise, I authorize my Executor, including any substitute or successor, to exercise any or all of the powers set forth in Section 3 of Chapter 110 of the 1963 Public Acts of the Tennessee General Assembly (presently codified in Tennessee Code Annotated Section 35-50-110) with respect to all property, of whatever nature and wherever located, at any time forming part of my estate. The provisions of Chapter 110, Section 3, described above are incorporated here by reference as fully as if copied verbatim. These powers are granted notwithstanding that, at the time of my death, the described statute may have been amended or repealed and notwithstanding that my estate may be probated in, or the assets of my estate may be removed to, a situs other than Tennessee.

6.2. To the extent I may lawfully do so, I direct that my Executor shall not be required to make any inventory or appraisal of the assets of my estate, nor to file any accountings or reports with any court.

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6.3. My Executor may decide which assets shall be distributed in satisfaction of the gifts set out in this Will, whether my estate will be valued under the optional provisions of any federal or state tax laws, what elections will be exercised, and what proceedings are necessary to determine the federal or state death taxes payable by my estate. The decision of my Executor on these matters shall be conclusive and binding on all persons.

6.4. During the period of administration of my estate, my Executor may, in my Executor's discretion, make partial distributions of my estate or the income of my estate in the same manner as if the estate administration were completed.

6.5. My Executor may make any election permitted by any tax law which, in the opinion of my Executor, is in the combined best interests of my estate and the beneficiaries of my Will.

6.6. My Executor shall have the authority to sell any personal property owned by me at the time of my death if my Executor deems such a sale to be necessary or advisable for the proper distribution of my estate. Any such sale shall be on those terms and conditions, including credit, which my Executor deems advisable and in the best interest of the beneficiaries of my estate.

6.7. I direct pursuant to Tennessee Code Annotated §31-2-103 that any interests in real property which I may own at my death be administered as part of my estate subject to the control of my Executor who shall have full power to grant, bargain, sell, convey, lease, encumber, manage, and otherwise deal in any lawful manner with said real property at any time during the administration of the estate, in the sole discretion of my Executor, without the approval or joinder of any beneficiary and without the necessity of any person or entity looking to the application of any proceeds that may or might result from any acts of my Executor in the premises. Any such sale shall be on those terms and conditions, including credit, which my Executor deems advisable and in the best interest of the beneficiaries of my estate.

(The remainder of this page has been intentionally left blank.)

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TESTIMONIUM

IN WITNESS WHEREOF, I have hereunto subscribed my name to this my Last Will (a typewritten document of which this is page 4), and for the purpose of identification, I have initialed each preceding page, all in the presence of the persons witnessing my Will at my request on this 3rd day of March, 2009, at Nashville, Tennessee.

Dorothy Foster

ATTESTATION

The foregoing typewritten instrument (of which this is page 4) was signed, sealed, published, and declared in our presence by **Dorothy Foster**, the Testatrix, to be her Last Will; and we, at her request and in her presence and in the presence of each other, have hereunto subscribed our names as witnesses on the day and year above written.

WITNESSES:	ADDRESS:
J. Terry Price	Springfield, Tennessee
Christian Kirkpatrick	Fairview, Tennessee

Copy

AFFIDAVIT OF SUBSCRIBING WITNESSES

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

We, J. Terry Price and Christian Kirkpatrick, the undersigned persons, being duly sworn, depose and say:

The foregoing Will was signed, published and declared in our presence on the 3rd day of March, 2009, at Nashville, Davidson County, Tennessee, by **Dorothy Foster** (hereinafter called the "Testatrix"), who declared said instrument to be her Will.

Each of us then signed his name as a witness at the end of said Will at the request of the Testatrix and in her presence and in the presence of each other.

The Testatrix was not less than eighteen years of age at the time the Will was executed, and, to the best of our knowledge, was of sound mind, and was not under any restraint or in any respect incompetent to make a will.

Each of us was acquainted with the Testatrix at such time and make this affidavit at her request.

The foregoing Will was shown to us at the time this affidavit was made and each of us examined it and verified the signatures of the Testatrix and of each of us.

J. Terry Price

Christian Kirkpatrick

Severally subscribed and sworn to before me this 3rd day of March, 2009.

NOTARY PUBLIC

My Commission Expires 1/9/2012

PATRICIA B. GUENTHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN