Karen Johnson
Batch # 1268431
05/05/2025 08 35 55 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250505-0034369

EXECUTOR'S QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP&PARCEL Nos.
Daryl Lee Zeller Melanie Gayle Wenzler Brian Dale Zeller Kenneth Wayne Zeller Keith Jackson Zeller 307 Wimpole Drive Nashville TN 37211	Daryl Lee Zeller Melanie Gayle Wenzler Brian Dale Zeller Kenneth Wayne Zeller Keith Jackson Zeller 307 Wimpole Drive Nashville TN 37211	119-4 58

This Instrument Prepared By:
Radford H. Dimmick
Attorney at Law
Post Office Box 198588
Nashville, Tennessee 37219
(615) 263-1278

MARY F. ZELLER died testate on November 9, 2024. On December 6, 2024, the Probate Court for Davidson County, Tennessee admitted the Last Will and Testament of Mary F. Zeller to Probate at Docket Number 24P2481. See attached Exhibit A.

The Executor of the Last Will and Testament, Keith Jackson Zeller, by signing this Deed releases any right the Executor has to recover this property in the event of the subsequent insolvency of this Estate. The Executor quitclaims to Daryl Lee Zeller, Melanie Gayle Wenzler, Brian Dale Zeller, Kenneth Wayne Zeller, and Keith Jackson Zeller, per stirpes, in accordance with the Last Will and Testament of Mary F. Zeller, all right, title and interest in the following described real estate in Davidson County, Tennessee:

BEING Lot No. 19 on the Plan of Glencliff Estates, Section 4, as of record in Book 1835, page 79, Register's Office for said County.

SAID Lot No. 19 is described as follows:

BEGINNING on the northerly margin of Wimpole Drive at the corner of Lots Nos. 18 and 19; thence with the line between said lots northwardly 330.6 feet, more or less, to the center of Mill Creek; thence with the center of said Creek westwardly 220 feet, more or less, to the northwest corner of Lot No. 19; thence with the west line of said lot and the east line of a 60 foot avenue southwardly 209.3 feet, more or less, to a concrete monument, the beginning of a curve; thence around said curve with a radius of 25 feet to the northerly

margin of Wimpole Drive; thence with said drive southeastwardly 57.2 feet to the beginning.

Being the same property conveyed to Clarence G Kimbro, and wife, Bessie R. Kimbro by deed from Glencliff Estates, of record in Book 2024, page 639, Register's Office for Davidson County, Tennessee. The said Clarence G. Kimoro having since died.

Being the same property conveyed to Stanley E. Zeller, and wife, Mary F. Zeller by deed from Bessie R. Kimbro, of record in Book 5294, page 335, Register's Office for Davidson County, Tennessee. The said Stanley E. Zeller having since died.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, and there was no title search conducted, or requested by any party, hereto.

WITNESS my hand this 25 day of April, 2025.

KEITH JACKSON ZELLER, EXECUTOR
LAST WILL AND TESTAMENT
OF MARY F. ZELLER

STATE OF TENNESSEE]
COUNTY OF RUTHERFORD]

Personally appeared before me, KEITH ZELLER, a Notary Public in and for said County and State, the within named KEITH JACKSON ZELLER, EXECUTOR, **(Grantor)**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of APRIL, 2025.

NOTARY PUBLIC
My Commission Expires: 2/21/27

ANNA SANCHEZ
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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STATE OF TENNESSEE]
COUNTY OF RUTHERFORD]

The actual consideration or value, whichever is greater for this transfer is $1.00.

Subscribed and sworn to before me this 25th day of APRIL, 2025.

KEITH JACKSON ZELLER, EXECUTOR

NOTARY PUBLIC

My Commission Expires: 2/21/27

