Karen Johnson
Batch # 1271656
05/12/2025 08 55 06 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250512-0036920

EXECUTOR'S QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY The Higgins Firm, 200 Hart Street, Nashville, TN 37210 (615) 353-0930		
ADDRESS OF NEW OWNER(S) AS FOLLOWS **Sondra Jill Smith and Gina S. Fox** **627 Harpeth Bend Drive** **Nashville, TN 37221**	SEND TAX BILLS TO **SAME**	MAP-PARCEL NUMBERS **142 15 0 056.00**

KNOW ALL PERSONS by these presents that **Gina S. Fox, Executor of the Estate of Ruby Katherine Smith**, deceased (the "Decedent"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the vesting of title to the real estate passing under the Decedent's Will that was duly admitted to probate as a muniment of title in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 25P737, hereby releases, remises and quitclaims unto:

Sondra Jill Smith & Gina S. Fox

all right, title and interest of the Decedent and the Decedent's estate in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

> Being Lot No. 15 on the Plan of Harpeth Valley Park, Section I, as of record in Book 3600, pages 93 and 94.
>
> Said Lot No. 15 fronts 90 feet on the southerly side of Harpeth Bend Drive and runs back 176.4 feet on the easterly line and 174 Feet on the westerly line, to a dead line and measures 92.5 feet.
>
> Being the same property conveyed to Thurman Leo Smith, Jr. and wife, Ruby Katherine Smith, by deed from James C. Brown and wife, Melba L. Brown of record in Book 4295, Page 958, Register's Office for Davidson County, Tennessee.
>
> Thurman Leo Smith, Jr. having died on October 03, 2009.

Ruby Katherine Smith, died testate February 3, 2025, and devised said property to her children Sondra Jill Smith and Gina S. Fox by Will duly probated for muniment of title only in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No.: 25P737.

This property is quitclaimed subject to any conditions, restrictions, limitations, reservations, easements, and of record.

This is improved property known as 627 Harpeth Bend Drive, Nashville, TN 37221.

WITNESS MY HAND this the 7 day of May, 2025.

Gina S. Fox, Executor

Gina S. Fox, Executor
Estate of Ruby Katherine Smith

STATE OF TENN
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **Gina S. Fox, Executor of the Estate of Ruby Katherine Smith,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 7th day of May, 2025.

BEVERLY BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Beverly Brady
NOTARY PUBLIC
My Commission Expires: 07/10/27

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $-0-.

AFFIANT

Sworn to and subscribed to before me this 7 day of May, 2025.

BEVERLY BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Beverly Brady
NOTARY PUBLIC
My Commission Expires: 07/10/27