Karen Johnson Davidson County
Batch # 1276392 DEEDQC
05/22/2025 01:05:59 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250522-0040450

THIS INSTRUMENT PREPARED BY:
Freeman & Bracey, PLC
P.O. Box 527
Goodlettsville, TN 37070

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is One ($1.00) Dollar.

James M. Howland
AFFIANT

Subscribed and sworn to before me, this 16th day of May, 2025.

Suanne K Tipps
NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC SUANNE K TIPPS SUMNER COUNTY MY COMMISSION EXPIRES

My commission Expires: 3/25/2026

ADDRESS NEW OWNERS:	**SEND TAX BILLS TO:**	**MAP/Parcel:**
James Michael Howland Jason Mark Howland 910 Riverside Dr. Nashville, TN 37206	Same	083 07 0 206.00

EXECUTOR'S DEED

KNOW ALL MEN BY THESE PRESENTS that I, **JAMES MICHAEL HOWLAND**, Executor for the **Estate of MARTHA L. HOWLAND**, being one and the same person, am affecting this quitclaim as a means of clarifying the title to this property. Under the laws of Probate of the State of Tennessee, the **Estate of MARTHA L. HOWLAND**, was probated in the Probate Court of Davidson County, Docket No. 22P-2163 on NOVEMBER 18, 2022. **JAMES MICHAEL HOWLAND** was appointed Executor for the **Estate of MARTHA L. HOWLAND**. (See attached Letters Testamentary). For and in consideration of the sum of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **JAMES MICHAEL HOWLAND**, Executor for the **Estate of MARTHA L. HOWLAND**, has conveyed, remised, released and forever quitclaims to **JAMES MICHAEL HOWLAND** and **JASON MARK HOWLAND**, as individuals and heirs of the Estate, and all of their heirs and assigns, such of her right, title and interest in and to a certain parcel of land in Davidson County,

Tennessee, as will create an estate in and to said parcel of land, which is described as follows:

Land in Davidson County, Tennessee, being lot No. 13 on the Plan of part One, Section II, Hanley Subdivision, of record in Book 1424, page 33, Register's Office for said County.

SAID Lot No. 13 fronts 75.0 feet on the westerly margin of Riverside Drive and extends back 185.06 feet on the northerly line and 175.84 feet on the southerly line to a dead line in the rear, measuring 75.06 feet thereon.

BEING the same property conveyed to Daniel B. Lea. and wife Andrea J. Lea by deed from Helen W. Long, widow, of record in Book 4927, Page 984, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to James V. Howland, and wife Martha L. Howland by deed from Daniel B. Lea and wife, Andrea J. Lea, of record in Book 5388, Page 199, Register's Office for Davidson County, Tennessee.

By the Final Decree of Divorce (96D3543) granted February 19th, 1997, by Judge Muriel Robinson for the Fourth Circuit of Davidson County, Tennessee, it was so ordered in Paragraph 3, No. 2 on the first page of the Marital Dissolution Agreement in the Order of Final Decree, the real property was devised to both husband James V. Howland, and wife Martha L. Howland as tenants in common.

This is improved property known as 910 Riverside Drive, Nashville, Tennessee, 37206.

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

WITNESS my hand this 16th day of May, 2025.

James M. Howland

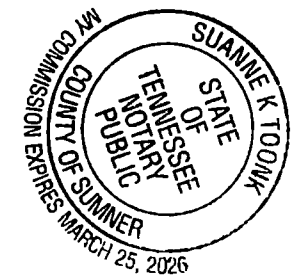
JAMES MICHAEL HOWLAND,
Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **James Michael Howland**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee this 16th day of May, 2025.

Suanne K Toomk
NOTARY PUBLIC

My Commission Expires: 3/25/2026



IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **JAMES MICHAEL HOWLAND** DOCKET NO: **22P2163**

*It appearing to the Court that **MARTHA L. HOWLAND** has died leaving a written Will in which you are appointed **Executor** and which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you;*

*THESE ARE, THEREFORE, to empower you, the said **JAMES MICHAEL HOWLAND**, to enter upon the execution of said Will, and take into your possession all of the property, and to make, within **sixty (60) days** from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.*

*WITNESS, Joseph P. Day, Clerk of the Probate Court, at office, this **December 8th, 2022**.*

JOSEPH P. DAY, Clerk

_____ D.C.

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, JOSEPH P. DAY, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of the Letters Testamentary issued to **JAMES MICHAEL HOWLAND** as **Executor** of the estate of **MARTHA L. HOWLAND**, deceased, and I do further certify that **JAMES MICHAEL HOWLAND** is still acting **Executor** of the estate of **MARTHA L. HOWLAND** and all acts as such are entitled to full faith and credit as it appears from the official record in my office in Nashville, Tennessee, this the 8 day of December, 20___.

JOSEPH P. DAY, Clerk

_____ D.C.