Karen Johnson
Batch # 1278508
05/28/2025 03 01 45 PM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250528-0041888

EXECUTOR'S QUITCLAIM DEED

	MAP PARCEL NUMBER: MAP 063-12 PARCEL 37
ADDRESS OF NEW OWNER(S):	**SEND TAX BILLS TO:**
Tracy Yvonne Paul and Brianna Morgan Davis	Same
4453 South Trace Blvd.	
Old Hickory, Tennessee 37138	

Kenneth Carlyle Koontz died testate on September 12, 2024. The testate estate was admitted to probate on October 30, 2024, in the Probate Court for Davidson County, Tennessee, Docket No. 24P2019. The Will named Tracy Yvonne Paul as Executor. The Executor, by signing this deed, releases any right the Executor has to recover this property in the event of the subsequent insolvency of this estate. In accordance with the powers of the Will of Kenneth Carlyle Koontz, Tracy Yvonne Paul, Executor, quitclaims to Tracy Yvonne Paul and Brianna Morgan Davis, as joint tenants with right of survivorship, all title and interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Southfork, Section Two, as of record in Book 6250, Pg. 386, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. Subject to such limitation, restrictions and encumbrances.

Being the same property conveyed from Ula Ann Bridenstine f/k/a Ula A. Koontz, unmarried, to Kenneth C. Koontz by deed recorded July 16, 1998, in Book 11023, Pg. 303, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed from Tracy Yvonne Koontz, unmarried, to Kenneth C. Koontz by Quitclaim Deed recorded April 26, 2008, under instrument number 20080627-0066571 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (1) taxes (2) all restrictions of record (3) all easement of record (4) all visible easements (5) all matters appearing on the plan of record (6) all applicable governmental and zoning regulations, and (7) all indebtedness on the real-property as recorded in the Register's Office, Davidson County, Tennessee.

This is improved property known as 4453 South Trace Blvd., Old Hickory, Tennessee 37138.

WITNESS my hand this 22 day of May, 2025.

ESTATE OF KENNETH CARLYLE KOONTZ

Tracy Paul

By: TRACY YVONNE PAUL, EXECUTOR

STATE OF TN)
COUNTY OF Wilson)

Personally appeared before me, a Notary Public in and for said County and State, the within named, Tracy Paul, representative of Grantor, with whom I am personally acquainted and who acknowledged that he executed the foregoing agreement for the purposes therein contained.

WITNESS my hand and official seal at 22, May Hermitage County, Wilson, **on this** 22 **day of** May, 2025.

Notary Public

My Commission Expires: My Commission Expires ~~January 28~~, 2026

JERMIN NAUM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is - 0 -

WITNESS my hand this 22 day of May, 2025.

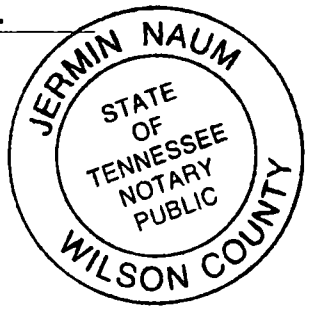
ESTATE OF KENNETH CARLYLE KOONTZ

Tracy Paul

By: TRACY YVONNE PAUL, EXECUTOR

WITNESS my hand and official seal at Hermitage, Wilson County, _____, on this 22 day of May, 2025.

Jermin Naum
Notary Public



My Commission Expires: My Commission Expires January 28, 2026

This instrument was prepared by:

LEITNER, WILLIAMS, DOOLEY & NAPOLITAN, PLLC

By: */s/ Thomas J. Dement II*
Thomas J. Dement II
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Brentwood, TN 37027
615-255-7722
thomas.dement@leitnerfirm.com