Karen Johnson Batch # 1284385 06/13/2025 02:28:10 PM Fees: $12.00 Taxes: $0.00 20250613-0046330 Davidson County DEEDQC 2 pgs	**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 19th DAY OF May 2025. Notary Public MY COMMISSION EXPIRES: 3/3/2026 (AFFIX SEAL)

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
Steven Wade Williams	**SAME**	**091 13 0 270.00**
(NAME) **406 Eastboro Drive**	(NAME)	
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

EXECUTOR'S QUITCLAIM DEED

Viola Gertrude Williams, died on September 29, 2024 and was preceded in death by her husband, William Oscar Williams, Jr. on July 24, 2019. **Marsha Chasteen** was named as the Executrix in the Last Will and Testament of the late **Viola Gertrude Williams. Marsha Chasteen** was appointed Executrix of the **Estate of Viola Gertrude Williams** on November 12, 2024, by order of the Probate Court for Davidson County, Tennessee (Docket No. 24P-2275).

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, **Marsha Chasteen**, pursuant to the Last Will and Testament of **Viola Gertrude Williams** accepted for probate by the Probate Court for Davidson County, Tennessee, and acting as Executrix of the **Estate of Viola Gertrude Williams**, quitclaims to **Steven Wade Williams,** all right, title and interest in and to the following described real estate in Davidson County, State of Tennessee, to-wit:

Being part of Lot No. 2 on the Plan of E. T. Brown's Subdivision of an 18-acre tract on the Charlotte Pike of record in Book 332, pages 116 and 126, Register's Office for said County, and described according to a survey made by Lewis D. Justice, Surveyor, April 12, 1946, as follows:

Beginning at a point on the easterly margin of Cowan Avenue 358 feet north of the northerly margin of Charlotte Pike, said point being 100 feet north of the northwest corner of the property conveyed to William Arthur Brown and wife, by deed from W. A. Brown and wife, of record In Book 1166, page 75, said Register's Office; thence with the easterly margin of said Avenue northwardly 50 feet; thence eastwardly 150 feet to the westerly line of the property conveyed to G. T. Smith and wife, by deed from W. A. Brown and wife, of record in Book 1305, page 321, said Register's Office; thence with Smith's westerly line, southwardly 50 feet; thence westerly 150 feet to the beginning.

Being the same property conveyed to William Oscar Williams and wife, Viola G. Williams, from John Lester Crafton and wife, Sallie Farmer Crafton, by Warranty Deed dated July 8, 1955, of record in Book 2440, Page 297, Register's Office for Davidson County, Tennessee.

The said William Oscar Williams (a/k/a William Oscar Williams, Jr.) having died on July 24, 2019, leaving the said Viola G. Williams as his widow and owner of said property as tenant by the entirety.

The said Viola G. Williams and Viola Gertrude Williams are one in the same person for purposes of this transaction.

This conveyance is subject to any and all existing easements of record.

Unimproved ( )
This is improved (X) property, known as: **406 Eastboro Drive, Nashville, TN 37209.**

Witness our hands, this 19th day of May 2025.

Marsha Chasteen, Executrix

Marsha Chasteen
Executrix of the Estate of Viola Gertrude Williams

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 **MARSHA CHASTEEN, EXECUTRIX** 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 19th day of May, **2025.**

My Commission Expires: 3/3/2026

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

Notary Public