EXECUTOR'S QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1289931 DEEDQC
06/25/2025 01:44:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250625-0050102

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF June 2025.

Notary Public

MY COMMISSION EXPIRES: July 3, 2026
(AFFIX SEAL)

CHUKWUDI EGHETEBU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Manson Johnson Conner PLLC
1720 West End Avenue, Suite 500, Nashville, TN 37203
(615) 254-1600

ADDRESS NEW OWNER AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
Thomasena M. Wood and Stacey M. Franklin	**New Owner**	**15812001500**
(NAME)	(NAME)	
1710 Kingsbury Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **STACEY M. FRANKLIN AS THE EXECUTOR OF THE ESTATE OF JOAN BROWN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVER UNTO **THOMASENA M. WOOD AND STACEY M. FRANKLIN, AS TENANTS IN COMMON**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THE ESTATE'S RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND in Davidson County, Tennessee, being Lot No. 533 on the Plan of Hillsboro Park, Section 13, of record in Book 4175, page 20, Register's Office for said County as follows:

Said Lot No. 533 fronts 251.70 feet on the easterly margin of Kingsbury Drive and extends back 638.1 feet on the southerly line and extends back 601.2 feet on the northerly line to a dead line measuring 134.9 feet thereon.

Being part of the same property conveyed to Charles Edwin Brown and wife, Joan Brown, by Warranty Deed from Fred H. Heath and wife, Betts S. Heath, of record in Book 4817, Page 348, Register's Office for Davidson County, Tennessee.

Joan Brown and Joan P. Brown are one and the same person.

This is improved property known as 1710 Kingsbury Drive, Nashville, TN 37215.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEE AND/OR GRANTOR. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE, THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

Witness my hand (s) this the 10th day of June 2025.

Stacey M. Franklin, ***Executor Of The Estate Of Joan Brown***

STATE OF South Carolina
COUNTY OF Richland

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **STACEY M. FRANKLIN,** as Executor of the Estate of Joan Brown, the within named grantor, 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, this the 10 day of June 2025.

Kimberley B. Coward
Notary Public

My Commission Expires: June 9, 2030

Certificate of Authenticity

I, **Jennifer Chandler-Cole**, do hereby make an oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 10, 2025.

Name: **Jennifer Chandler-Cole**
Title: **Authorized Agent**

Date 06/24/2025

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 06/24/2025

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

