Karen Johnson Davidson County
Batch# 1303318 DEEDQC
07/29/2025 01:09:30 PM 8 pgs
Fees: $43.00 Taxes: $2,775.00
20250729-0059846

New Owner as Follows	Send Tax Bills To:	Map-Parcel Numbers
Bradley Whitfield 214 Jones Parkway Brentwood, Tennessee 37027	SAME	171 00 0 075.00

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE FOR THIS TRANSFER IS: The stipulated value of Seven Hundred and Fifty Thousand Dollars ($750,000.00) under the terms of the Last Will and Testament and First Codicil of Margaret Nelson Whitfield probated in the Seventh Circuit Court for Davidson County, Tennessee, docket number 24P-1929.

ESTATE OF MARGARET NELSON WHITFIELD

BY: _____

HELEN SFIKAS ROGERS, EXECUTRIX/AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July, 2025.

_____

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/8/2028.

(AFFIX SEAL)

SIEW-LING SHEA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

This Instrument Prepared By:

SIEW-LING SHEA, ATTORNEY
Rogers, Shea & Spanos
The Wind in the Willows Mansion
2205 State Street
Nashville, TN 37203
(615) 320-0600

(No title search was performed)

EXECUTRIX QUITCLAIM DEED

FOR AND IN CONSIDERATION OF SEVEN HUNDRED AND FIFTY THOUSAND DOLLARS ($750,000.00) and other good and valuable considerations, the receipt and legal sufficiency of which valuable consideration is hereby acknowledged, and for the purpose of establishing record title of a devise or option to purchase under the Last Will and Testament and

First Codicil to the Last Will and Testament of **MARGARET NELSON WHITFIELD**, Deceased, I, **HELEN SFIKAS ROGERS**, as Executrix of the Estate of **MARGARET NELSON WHITFIELD**, Grantor, do hereby transfer and convey unto **BRADLEY WHITFIELD**, Grantee, any and all the right, title and interest of **MARGARET NELSON WHITFIELD**, Deceased, who is the sole Trustee and sole Beneficiary of The Whitfield Land Trust U/A/D December 29, 2016, in and to certain property in Davidson County, Tennessee, described as follows:

Land lying in the 6th Civil District of Davidson County, Tennessee and being described as follows, to wit:

Beginning at the southeast corner of a tract of land containing 8 ¼ acres, more or less, of which this is a part, conveyed to J. F. Bush by deed from Henry C. Edmondson, et al, of record in Book 44, page 582, R.O.D.C. and running thence northerly 19.62 poles to the southeast corner of a tract of land conveyed to J. H. Sneed by deed from J. F. Bush recorded in Book 48, page 67, said Register's Office; thence westerly with the southern boundary line of said tract 8.02 poles to the most southerly northeast corner of a tract of land conveyed to Jinsey Hadley by deed from J. F. Bush of record in Book 52, page 356, said Register's Office, thence southerly with the eastern boundary line of said tract 19.62 poles to the southeast corner of said tract; and thence easterly 8.02 poles to the beginning, containing 1 acre, more or less. See Book 56, page 303.

Being the same property conveyed to Margaret N. Whitfield, by Final Decree Confirming Sale of record in Book 8053, page 804, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Margaret Whitfield, Trustee of The Whitfield Land Trust U/A/D December 29, 2016, by Quitclaim Deed from Margaret N. Whitfield, of record under instrument number 20161230-0137427, on December 30, 2016, Register's Office for Davidson County, Tennessee.

Margaret N. Whitfield, Margaret Whitfield, and Margaret Nelson Whitfield being one and the same person.

This conveyance is subject to (1) Taxes (2) All restrictions of record (3) All easements 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 conveyance is made pursuant to a probate of the Estate of Margaret Nelson Whitfield, in the Circuit Court of Davidson County, Tennessee, Docket No. 24P1929.

This is improved property known as 2105 Elderton Court, Brentwood, Tennessee 37027.

MARGARET WHITFIELD, sole Trustee and sole Beneficiary of The Whitfield Land Trust, died on August 4, 2024. No Successor Trustee was named in The Whitfield Land Trust U/A/D December 29, 2016. The Whitfield Land Trust holds legal title to the abovesaid real property "for the use and benefit of Margaret Whitfield, her representatives and assigns". The Last Will and Testament and First Codicil to the Last Will and Testament of Margaret Nelson Whitfield provides that Bradley Whitfield shall have the option of purchasing 2105 Elderton Court Brentwood, Davidson County, Tennessee 37027 (map and parcel number 171 00 0 075.00) from the estate at a stipulated value with the estate heirs. The estate heirs join in this deed for the sole purpose of conveying any and all beneficial interest they may have in this property as a result of the death of MARGARET WHITFIELD, sole Trustee and sole Beneficiary of The Whitfield Land Trust, and hereby acknowledge receipt of all the benefits due to them and is satisfactory to them relative to said real property under the Last Will and Testament and First Codicil to the Last Will and Testament of Margaret Nelson Whitfield, probated in the Seventh Circuit Court for Davidson County, Tennessee, under docket number 24P-1929.

REMAINDER OF PAGE INTENTIONALLY BLANK
SIGNATURE PAGES TO FOLLOW

IN WITNESS WHEREOF I have hereunto set my hand on this the 21st day of July, 2025.

BRADLEY WHITFIELD

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 **BRADLEY WHITFIELD**, the within named bargainer, 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, at office, this 21st day of July, 2025.

Notary Public

My Commission Expires: 8/3/26

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

IN WITNESS WHEREOF I have hereunto set my hand on this the 21st day of July, 2025.

JAMES EDWARD WHITFIELD, JR.

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 **JAMES EDWARD WHITFIELD, JR.**, the within named bargainer, 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, at office, this 21st day of July, 2025.

Notary Public

My Commission Expires: 8/3/26

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

IN WITNESS WHEREOF I have hereunto set my hand on this the 22 day of July, 2025.

Lisa Whitfield Mason
LISA WHITFIELD MASON

STATE OF GEORGIA }
COUNTY OF Cherokee }

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named **LISA WHITFIELD MASON**, the within named bargainer, with whom I am personally acquainted (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, at office, this 22 day of July, 2025.

Notary Public

My Commission Expires: 3/22/2029

Hui Chin Kim
NOTARY PUBLIC
BARTOW COUNTY, GEORGIA
My Commission Expires
03/22/2029

IN WITNESS WHEREOF I have hereunto set my hand on this the 21st day of July, 2025.

JAMES EDWARD WHITFIELD, SR.

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 **JAMES EDWARD WHITFIELD, SR.**, the within named bargainer, 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, at office, this 21st day of July, 2025.

Notary Public

My Commission Expires: 8/3/26

ANDREW HOWARD LOONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

IN WITNESS WHEREOF I have hereunto set my hand on this the 28th day of July, 2025.

ESTATE OF MARGARET NELSON WHITFIELD

By: _____
HELEN SFIKAS ROGERS, Executrix

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 **HELEN SFIKAS ROGERS**, the Executrix for the Estate of Margaret Nelson Whitfield, the within named bargainer, with whom I am personally acquainted (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, at office, this 28th day of July, 2025.

_____
Notary Public

My Commission Expires: 5/8/2028

SIEW-LING SHEA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

I, Andy Maloney, do hereby make 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 **7/21/2025** (date of document).

_____
Affiant Signature
Date **7/21/2025**

State of Tennessee
County of Williamson

Sworn to and subscribed before me this **21** day of **July**, 20**25**.

_____
Notary's Signature
MY COMMISSION EXPIRES: 2/7/2026

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY