Karen Johnson
Batch # 1305841
08/04/2025 01 52 50 PM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250804-0061615

EXECUTOR'S QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY The Higgins Firm, 200 Hart Street, Nashville, TN 37210 (615) 353-0930		
ADDRESS OF NEW OWNER(S) AS FOLLOWS **Rosalynn Phillips & Velma Phillips** **3016 Carterwood Drive** **Nashville, TN 37207**	SEND TAX BILLS TO **SAME**	MAP-PARCEL NUMBERS **060 02 0 252.00**

KNOW ALL PERSONS by these presents that **James Edward Wilcox**, deceased (the "Decedent"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the vesting of title to the real estate passing under the Decedent's Will that was duly admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 24P2573, hereby releases, remises and quitclaims unto:

ROSALYNN PHILLIPS & VELMA PHILLIPS

all right, title and interest of the Decedent and the Decedent's estate in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 180 on the plan of Section One, Parkwood Estates, of record in Book 2900, pages 119 & 120; As Amended in Book 3179 page 59, Both in the Register's Office for said County.
>
> SAID Lot No. 180 fronts 73.5 feet on the Easterly margin of Carterwood Drive and extends back 150.1 feet on the Northerly line and 142.9 feet on the Southerly line to a Broken line in the rear, measuring 94,8 feet thereon.

Being the same property conveyed to James Edward Wilcox. unmarried, by Warranty Deed from Yvonne T. Johnson, unmarried, of record in Book 5401, Page 126, Register's Office for Davidson County.

James Edward Wilcox died testate on September 07, 2024, and devised said property to Rosalynn Phillips & Velma Young by Will duly probated in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 24P2573.

This property is quitclaimed subject to any conditions, restrictions, reservations, or easements, of record.

This is improved property known as 3016 Carterwood Drive, Nashville, TN 37207

WITNESS MY HAND this the 25th day of July, 2025.

Rosalynn Phillips, Executor

Rosalynn Phillips, Executor
Estate of James Edward Wilcox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **Rosalynn Phillips,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 25th day of July, 2025.



NOTARY PUBLIC
My Commission Expires: 07/07/27

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $-0-.

AFFIANT

Sworn to and subscribed to before me this 25th day of July, 2025.



NOTARY PUBLIC
My Commission Expires: 7/7/2027