Karen Johnson Davidson County
Batch# 1318102 DEEDQC
09/04/2025 11:04:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250904-0070672

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444
(615) 627-4448 fax
jeff@mglawtn.com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

Nancy K. Crofford
AFFIANT

Subscribed and sworn to before me this _____ day of August, 2025.

Notary Public

My Commission Expires: _____

KELLIE BARBER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires 10-04-2027

This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(D).

Address of New Owner(s):	Send Tax Bills To:	Tax Map and Parcel Nos.:
Nancy Katherine Crofford & Leigh Ann Tweedall 609 Westover Drive Nashville, Tennessee 37205	-SAME-	145 14 0 044.00

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Nancy Katherine Crofford and Leigh Ann Tweedall, Executors of the Estate of Dorise Turner Haynes, deceased (the "decedent"), who died on November 8, 2024, in connection with the distribution of the estate of the decedent pursuant to the decedent's Last Will and Testament that was duly admitted to probate in

Davidson County, Tennessee, on December 4, 2024, and recorded under Docket No. 24P-2465 in the Seventh Circuit Court Clerk's Office (Probate Division) for said county, hereby release, remise and quitclaim unto Nancy Katherine Crofford and Leigh Ann Tweedall, as equal tenants in common, all of the right, title and interest of the decedent and the decedent's estate in and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 27th day of August, 2025.

Nancy K. Crofford

Nancy Katherine Crofford, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nancy Katherine Crofford, Executor, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of August, 2025.

Kellie Barber

Notary Public

My Commission Expires:

KELLIE BARBER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

Leigh Ann Tweedall

Leigh Ann Tweedall, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Leigh Ann Tweedall, Executor, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of August, 2025.

_____ My Commission Expires: _____

Notary Public

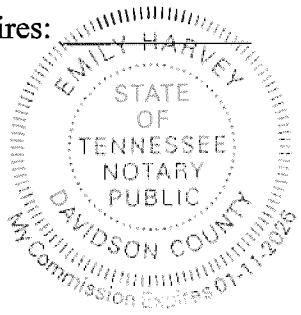


EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Lot No. 180 on the Plan of Tyne Valley Estates, Section 10, as of record in Book 3700, page 136, Register's Office for Davidson County, Tennessee.

Said lot no. 180 fronts 230.29 feet on the southerly side of Jefferson Davis Drive and extends back 279.7 feet on the easterly line and 251 feet on the westerly line to a dead line measuring 180.8 feet thereon.

Being the same property conveyed to Dorise Turner Haynes by divorce decree issued by the Fourth Circuit Court of Davidson County, Tennessee, of record in Book 4621, pages 531-532, Register's Office for Davidson County, Tennessee.

Dorise Turner Haynes subsequently died on November 8, 2024, and devised the subject property to Nancy Katherine Crofford and Leigh Ann Tweedall by Last Will and Testament recorded in the Seventh Circuit (Probate Division) Clerk's Office for Davidson County, Tennessee, on December 4, 2024 under Docket No. 24P-2465.

This is improved property known as 1211 Jefferson Davis Drive, Brentwood, Tennessee 37027.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 August 27, 2025.

09/04/2025
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 4th day of September, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

