Prepared by: Wessley S. Inscoe, Attorney, 1503 16th Ave S, Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Karen Johnson Davidson County
Batch# 1323509 DEEDQC
09/17/2025 03:46:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250917-0074386

Theodore Bidwell, Successor Administrator of the Estate of Allenette Jean Douglas

TO:

Joshua B. Douglas

ADMINISTRATOR'S QUITCLAIM DEED

THIS ADMINISTRATOR'S QUITCLAIM DEED OF REALTY executed this 15 day of September, 2025, by and between **Theodore Bidwell, Successor Administrator of the Estate of the Estate of Allenette Jean Douglas** ("Grantor"), and **Joshua B. Douglas**, an unmarried man ("Grantee"),

WITNESSETH:

Allenette Jean Douglas died intestate on March 9, 2025. Letters of Administration were granted and entered in the Seventh Circuit (Probate) Court for Davidson County, Tennessee, Case No. 25P713, on April 9, 2025. The estate was distributed according to the laws of intestate succession; now therefore, Grantor does hereby transfer to Grantee all right, title, and interest in and to certain realty in Davidson County, Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Unit No. 1543 in The Cottages at Williams Bend, a Private Element Horizontal Property Regime, located on Lincoya Bay Drive, Nashville, Davidson County, and described in a Declaration of Covenants, Conditions and Restrictions and By-Laws for The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040628-0076712 and Supplementary Declarations of record in Instrument No. 20041028-0129585, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of The Cottages at Williams Bend, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" of the Supplementary Declarations appearing in Instrument No. 20041028-0129585, in said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.
>
> BEING the same property conveyed to Allenette J. Douglas, unmarried, by Warranty Deed from 70 South Associates, LLC, a Tennessee limited liability company, dated June 29, 2005, and recorded June 30, 2005, in Instrument No. 20050630-0075189, in the Register's

Office for Davidson County, Tennessee.

The said Allenette J. Douglas and Allenette Jean Douglas being one and the same person.

This is improved property, known as: 1543 Lincoya Bay Drive, Nashville, TN 37214.

This conveyance and the concerned real estate are subject to the following: (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) all other matters and restrictions of public record.

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty this 15 day of September, 2025.

Theodore F. Bidwell

Theodore Bidwell,
Successor Administrator of
The Estate of Allenette Jean Douglas,
Grantor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Theodore Bidwell**, named within, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 15th day of September, 2025.

Sandra R Deaton

Notary Public

My Commission Expires: Sept. 24, 2028

SANDRA R. DEATON
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATEMENT OF CONSIDERATION

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $0.00.

Subscribed and sworn to before
me, this 15 day of Sept., 2025.

Sandra R Deaton
Notary Public
My Commission Expires: Sept. 24, 2028

Thordise L Bidwell
Affiant

SANDRA R. DEATON
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Property Owner(s) Name and Mailing Address	Person/Entity Responsible for Payment of Property Taxes	Property Address and Map/Parcel No.
Joshua B. Douglas 1543 Lincoya Bay Drive Nashville, TN 37214	Same/Owner	1543 Lincoya Bay Drive Nashville, TN 37214 109-05-0D-016.00

Certificate of Authenticity

I, Ariel Joaquin, 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 Sept 15, 2025

Ariel Joaquin
Affiant Signature

9.17.25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17th day of Sept., 2025.

Jennifer Wheeler
Notary's Signature
My Commission Expires: 1.28.26

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026