THIS DOCUMENT PREPARED BY: **John G. Fahner** **Kennedy & Associates, PLLC** 3052 Lebanon Pike Nashville, Tennessee 37214 (615) 883-4998	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(iv).**

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Lindsey M. Kingsbery 705 Castle Heights Avenue Lebanon, TN 37087	SAME AS NEW OWNER	108 03 0A 008.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that **Melissa Anne Womack**, the duly-appointed Executrix, a certified copy of her Letters Testamentary being attached hereto as Exhibit A, of the Estate of Paula Gayle Gower, deceased (the decedent), which estate is administered in the Probate Court for Davidson County, Tennessee, Case No. 25P-941, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and in connection with the distribution of the estate of the decedent pursuant to the decedent's Last Will and Testament, which was duly admitted to probate in Davidson County, Tennessee and recorded in the Probate Court Clerk's Office for said County, hereby releases, remises forever, and quitclaims unto **Lindsey Morgan Kingsbery**, who is the decedent's niece and the sole beneficiary under the Will, all of the right, title, and interest of the decedent and the decedent's estate in and to a certain tract of land in Davidson County, Tennessee, described more particularly as follows:

> A certain Condominium Unit and Lot in Davidson County, Tennessee, described as follows: Lot No. 7, Unit 8, in a Horizontal Property Regime as shown on the Condominium Site Plan of Phase II of Section 3, Patio Villa as of record in Plat Book 5200, Page 495, Register's Office for Davidson County, Tennessee.

Karen Johnson
Batch # 1336217
10/21/2025 09 27 59 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20251021-0083623

Being the same property conveyed to Paula Gayle Gower, now deceased, from David Mark Fogarty and wife, Cynthia A. Fogarty by Warranty Deed recorded in Book 6999, Pages 928-930 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 805 Patio Court, Nashville, Tennessee 37214.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 16th day of October, 2025.

Melissa Anne Womack

Melissa Anne Womack, Executrix of
The Estate of Paula Gayle Gower

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Melissa Anne Womack**, 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, at office, this 16th day of October, 2025.

My Commission Expires: 3/8/28

Tiffany Beckman
Notary Public

TIFFANY BECKMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EFILED 05/14/25 10 39 AM CASE NO. 25P941 Joseph P. Day, Clerk

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO **MELISSA ANNE WOMACK** DOCKET NO **25P941**

*It appearing to the Court that **PAULA GAYLE GOWER** has died leaving a written Will in which you are appointed **Executrix** and which has been duly approved by the Court, and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you,*

*THESE ARE, THEREFORE, to empower you, the said **MELISSA ANNE WOMACK**, to enter upon the execution of said Will, and take into your possession all of the property, and to make, within **sixty (60) days** from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land*

*WITNESS, Joseph P Day, Clerk of the Probate Court, at office, this **May 14th, 2025***

JOSEPH P DAY, Clerk

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STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, JOSEPH P DAY, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of the Letters Testamentary issued to **MELISSA ANNE WOMACK** as **Executrix** of the estate of **PAULA GAYLE GOWER**, deceased, and I do further certify that **MELISSA ANNE WOMACK** is still acting **Executrix** of the estate of **PAULA GAYLE GOWER** and all acts as such are entitled to full faith and credit as it appears from the official record in my office in Nashville, Tennessee, this the 15 day of Sept, 2025

JOSEPH P DAY, Clerk

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