Karen Johnson Davidson County
Batch # 1347000 DEEDQC
11/17/2025 12:40:08 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251117-0091395

THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III, Esq.
Watkins & McNeilly, PLLC
214 2nd Ave. North, Suite 300
Nashville, TN 37201-1638
(615) 255-2191

EXECUTOR'S QUITCLAIM DEED

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL #:
JO ELLEN FRICK, et al. 1189 Majors Way Hixson TN 37343	SAME	11707009800

This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(3)(D) as being the implementation of a testamentary devise. No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(5).

Whereas, Maribel M. Joesten owned certain real property in Davidson County, Tennessee;

Whereas, said real property is included in the probate estate pursuant to T.C.A. §31-2-103;

Whereas, Maribel M. Joesten left a Last Will and Testament duly probated in the Probate Division of the Seventh Circuit Court of Davidson County, Tennessee, Docket Number NO. 25P958 appointing JO ELLEN FRICK and CHARLES D. JOESTEN as Co-Executors;

Now, therefore, we, JO ELLEN FRICK and CHARLES D. JOESTEN, CO-EXECUTORS OF THE ESTATE OF MARIBEL M. JOESTEN, ("GRANTOR"), hereby transfer, convey and quitclaim all of GRANTOR'S right, title and interest in certain property located in Davidson County, Tennessee described on Exhibit A attached hereto and incorporated herein by reference ("the Property") as follows:

(i) A one-half (1/2) undivided interest in the Property as a tenant in common to JO ELLEN FRICK, her heirs and assigns; and

(ii) A one-half (1/2) undivided interest in the Property as a tenant in common to CHARLES D. JOESTEN, his heirs and assigns.

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

WITNESS our hands this 20TH day of OCTOBER, 2025.

Jo Ellen Frick

JO ELLEN FRICK, CO-EXECUTOR OF THE ESTATE OF MARIBEL M. JOESTEN

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

Before me personally appeared JO ELLEN FRICK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is a Co-Executor of the Estate of Maribel M. Joesten and that she as such Co-Executor executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 20TH day of OCTOBER, 2025.

Hailey Bundy

Notary Public
My Commission Expires: MARCH 19, 2029

HAILEY BUNDY
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
My Commission Expires March 19, 2029

WITNESS our hands this 7TH day of NOVEMBER, 2025.

CHARLES D. JOESTEN, CO-EXECUTOR OF
THE ESTATE OF MARIBEL M. JOESTEN

STATE OF VIRGINIA)
COUNTY OF ARLINGTON)

Before me personally appeared CHARLES D. JOESTEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is a Co-Executor of the Estate of Maribel M. Joesten and that he as such Co-Executor executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 7th day of November, 2025.

Notary Public
My Commission Expires: 08/31/2029

7553374

NYMA GHAUS
NOTARY PUBLIC
REG. #7553374
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES AUGUST 31, 2029

EXHIBIT A

Being the north 150 feet of Lot No. 185 on the Map of the North part of Noel's Subdivision of Watkins Grove, as of record in Book 547, page 156.

Said part of said lot fronts 150 feet on the easterly side of Benham Street and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Melvin D. Joesten and Maribel M. Joesten by deed of record in Book instrument number 20131112-0116469, Register's Office for Davidson County, Tennessee. Melvin D. Joesten predeceased Maribel M. Joesten and his interest vested in her.

The property address is 3406 Benham Ave., Nashville, TN 37215.