THIS INSTRUMENT PREPARED BY:
Freeman & Bracey, PLC
P.O. Box 527
Goodlettsville, TN 37070

Karen Johnson Davidson County
Batch# 1364988 DEEDQC
01/05/2026 09:56:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260105-0000154

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is Zero ($0.00) Dollars.

AFFIANT

Subscribed and sworn to before me, this 2nd day of January, 2026.

NOTARY PUBLIC

SUANNE K TOONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES MARCH 25, 2026

My commission Expires: 3/25/2026

ADDRESS NEW OWNERS:	**SEND TAX BILLS TO:**	**MAP/Parcel:**
Elizabeth D. Petty 2430 Brittany Drive Nashville, TN 37206	Same	083 16 0 001.01

ADMINISTRATOR'S QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **ELIZABETH D. PETTY**, Administrator for the **Estate of MARTHA JANE PETTY**, am affecting this quitclaim as a means of clarifying the title to this property. Under the laws of Probate of the State of Tennessee, the **Estate of MARTHA JANE PETTY**, was probated in the 7th Circuit Probate Court of Davidson County, Docket No. 24P-1433 on JULY 11, 2024. **ELIZABETH D. PETTY** was appointed Administrator for the **Estate of MARTHA JANE PETTY**. For and in consideration of the sum of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **ELIZABETH D. PETTY**, Administrator for the **Estate of MARTHA JANE PETTY**, has conveyed, remised, released and forever quitclaims to **ELIZABETH D. PETTY**, as individual and heir of the Estate, and all of her heirs and assigns, such of her right, title and interest in and to a certain parcel of land in Davidson County, Tennessee, as will create an estate

in and to said parcel of land, which is described as follows:

Land in Davidson County, Tennessee, being Lot No. 308 on the Plan of Fortland Park, Section 3, Addition 4, as of record in Book 3500, Page 24, Register's Office for said County, described as follows:

Said Lot No. 308 fronts 78 feet on the southerly margin of Brittany Drive and extends back 151.8 feet on the westerly line and extends back 135 feet on the easterly line to a broken line measuring 104.8 feet.

Being the same real property conveyed to Donald B. Petty and wife, Martha Jane Petty, by Warranty Deed signed September 12, 1967, noted in Book 117, Page 31, and recorded September 14, 1967 in Book 4170, Page 707, which is of record Register's Office for Davidson County, Tennessee.

This is improved property known as 2430 Brittany Drive, Nashville, Tennessee, 37206.

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

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.

WITNESS my hand this 17th day of December, 2025.

Elizabeth D. Petty

Elizabeth D. Petty, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **Elizabeth D. Petty**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee this 17th day of December, 2025.

Suanne K Toonk

NOTARY PUBLIC

My Commission Expires: 3/25/2026

SUANNE K TOONK
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES MARCH 25, 2026

CERTIFICATE OF AUTHENTICITY

I, **Devin F. Park**, 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 1/2/2026 [DATE].

AFFIANT SIGNATURE

1/2/2026
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 2nd day of January, 2026.

Notary Signature
My Commission Expires: 8/1/28
[SEAL]

