Karen Johnson Davidson County Batch # 1389040 DEEDQC 03/05/2026 12:26:09 PM 2 pgs Fees: $12.00 Taxes: $0.00 20260305-0017762	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $-0- X Patricia Jean Beazley Affiants SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of March 2026. Notary Public MY COMMISSION EXPIRES: 1/22/2030 (AFFIX SEAL)

JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2030

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR, NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia Jean Beazley	**SAME**	**05913000600 and 05913000607**
(NAME) **228 Cumberland Circle**	(NAME)	
(ADDRESS) **Nashville, TN 37214**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

EXECUTOR'S QUITCLAIM DEED

Evelyn Jean Felts, died on June 6, 2024. **Patricia Jean Beazley** was named as the Executrix in the Last Will and Testament of the late **Evelyn Jean Felts. Patricia Jean Beazley** was appointed Executrix of the **Estate of Evelyn Jean Felts** on September 26, 2024, by order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division (Docket No. 24P-1834).

The Executrix is duly qualified. The Executrix, by signing this Deed, releases any right the Executrix may have to recover this property in the event of the subsequent insolvency of this Estate.

In accordance with the laws of the State of Tennessee, **Patricia Jean Beazley**, pursuant to the Last Will and Testament of **Evelyn Jean Felts** accepted for probate by the Probate Court for Davidson County, Tennessee, and acting as Executrix of the **Estate of Evelyn Jean Felts**, quitclaims, transfers and conveys to **Patricia Jean Beazley,** all right, title and interest in and to the following described real estate in Davidson County, State of Tennessee, to-wit:

Land in the 13th Civil District of Davidson County, Tennessee, being two separate tracts of a part of the Treppard Tract, J. R. Coarsey, Trustee, described according to a survey by Cantrell & Morrison, Engineers, and known as Tract No. 8 and Tract No. 9, described as follows:

Tract No. 8: Beginning at an iron pin in the northerly R.O.W. line of Hummingbird Drive, said point being the southwest corner of lot No. 31, Treppard Heights Sub-division, of record in Book 2900, Page 13, Register's Office for said County, and running south 84° 18' west along said R.O.W. line of Hummingbird Drive 50 feet to an iron pin, thence north 50° 22' west 140.1 feet to a point of curve having a radius of 2290.4 feet: thence along said curve 58 feet to a point; thence north 4° 53' west 519 feet to an iron pin; thence north 81° 30' east 221 feet to an iron pin; thence south 23° 35' east 454.9 feet to an iron pin, said pin being the northeast corner of Lot No. 113, Treppard Heights Subdivision of record in Book 2900, Page 13, Register's Office for said County; thence south 39° 03' west along the northerly boundary line of said lot No. 113, 171.8 feet to a concrete monument; thence south 83° 14' west

along the northerly boundary line of lot No. 31, said Treppard Heights Subdivision No. 7 190.5 feet to a concrete monument, said monument being the point of a curve having a radius of 2265.4 feet; thence along said curve southerly 59.3 feet; thence south 5° 22' east 140.1 feet to the point of beginning, containing 3.25 acres, more or less.

Tract No. 9: Beginning at a concrete monument, said monument being the northwest corner of Treppard Heights Subdivision, Sec. 7 of record in book 2900, page 13, Register's Office for said County, and running north 2° 50' west 757.9 feet to an iron pin; thence north 81° east 242.9 feet to an iron pin; thence south 4° 35' east 519 feet to a point of curve having a radius of 2290.4 feet; thence along said curve 58 feet to an iron pin; thence south 5° 22' east 140.1 feet to an iron pin in the northerly R.O.W. line of Hummingbird Drive; thence south 84° 18' west 25 feet to an iron pin; thence south 5° 22' east 50 feet to an iron pin; thence south 84° 18' east 293 feet to the point of beginning, containing 4.91 acres more or less.

Being part of the same property conveyed to Arnold M. Felts and wife, Evelyn Felts, by deed from W. E. Batey, Trustee, of record in book 3575, page 224, Register's Office for said County.

Further being the same property conveyed to Evelyn Felts, (a/k/a Evelyn Jean Patton Felts), by Divorce Decree dated February 21, 1975, pursuant to a divorce action between Arnold Marion Felts and the said Evelyn Jean Patton Felts, Sixth Circuit Court of Davidson County, Tennessee, Docket No. 74729, of record in Book 4942, Page 209, Register's Office for Davidson County, Tennessee.

The said Evelyn Felts, Evelyn Jean Patton Felts, and Evelyn Jean Felts, are one in the same person for purposes of this transaction.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Said previous conveyance included for reference.

Unimproved ( )
This is improved (X) property, known as: **3961 Pheasant Drive, Nashville, TN 37218.**

Witness our hands, this 2 day of MARCH 2026.

Patricia Jean Beazley, EXECUTRIX

Patricia Jean Beazley,
Executrix of the Estate of Evelyn Jean Felts

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **PATRICIA JEAN BEAZLEY, EXECUTRIX** to me known (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, this 2nd day of March, **2026.**

LINDA A. DUNCAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030

My Commission Expires: 1/22/2030

Notary Public