Karen Johnson
Batch # 1391669
03/12/2026 08:59:14 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260312-0019612

EXECUTOR'S QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY The Higgins Firm, 525 4th Avenue South, Nashville, TN 37210 (615) 353-0930		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **Paula Darlene Ladd** **537 Annex Avenue** **Nashville, TN 37209**	SEND TAX BILLS TO: **SAME**	MAP-PARCEL NUMBERS: **090-12-0-014-00**

KNOW ALL PERSONS by these presents that **Paula Darlene Ladd, Executor of the Estate of James A. Payne**, deceased (the "Decedent"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the vesting of title to the real estate passing under the Decedent's Will that was duly admitted to probate as a muniment of title in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 25P2426, hereby releases, remises and quitclaims unto:

Paula Darlene Ladd

all right, title and interest of the Decedent and the Decedent's estate in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

> Being Lot No. 132 on the Map of Charlotte Park, Section II, as of record in Book 2663, page 23, Register's Office for Davidson County.
>
> Said Lot No. 132 fronts 69 feet on the northwesterly margin of Annex Avenue and extends back between parallel lines 148.9 feet to a dead line in the rear.
>
> Being the same property conveyed to James A. Payne and wife, Helen Payne by warranty deed from John L. Chappell and wife, S. Dolores Chappell, of record in Book 3342, Page 505, Register's Office for Davidson County, Tennessee.
>
> Helen Payne having died on February 17, 2019.

James A. Payne died testate August 29, 2025, and devised his entire estate to his child Paula Darlene Ladd by Will duly probated for muniment of title only in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No.: 25P2426.

This property is quitclaimed subject to any conditions, restrictions, limitations, reservations, easements, and of record.

This is improved property known as 537 Annex Avenue, Nashville, Tennessee 37209

WITNESS MY HAND this the 5 day of March, 2026.

Paula D Ladd

Paula Darlene Ladd, Executor

STATE OF Tennessee
COUNTY OF Davidson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **Paula Darlene Ladd, Executor of the Estate of James A. Payne,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 5th day of March, 2026.



NOTARY PUBLIC
My Commission Expires: 7/7/2027

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $-0-.

AFFIANT

Sworn to and subscribed to before me this 5th day of March, 2026.



NOTARY PUBLIC
My Commission Expires: 7/7/2027