Karen Johnson
Batch # 1398735
03/30/2026 08:41:08 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260330-0024730

EXECUTOR'S DEED

STATE OF TENNESSEE
DAVIDSON COUNTY
The actual consideration or value, whichever is greater for this transfer is $0.00.

Teryna D. Edwards, Affiant
State of Texas , County of Harris
Subscribed and sworn to before me this 23rd day of March, 2026. by Teryna D. Edwards

Notary Public - Lisa Nicole Viser

My Commission Expires: 04/16/2029

Lisa Nicole Viser
ID NUMBER
133045738
COMMISSION EXPIRES
April 16, 2029

Electronically signed and notarized online using the Proof platform.

NEW OWNER'S ADDRESS	SEND TAX BILL TO	MAP-PARCEL NO.	LEGAL REFERENCE NO.
Teryna D. Edwards **5017 Lanier Dr.** **Greenbrier, TN 37073**	**Teryna D. Edwards** **5017 Lanier Dr.** **Greenbrier, TN 37073**	**081 10 0 037.00**	**20110816-0063010**

This instrument prepared by: Hairston & Associates, Attorneys at Law, 615 Main St., Suite 106, Nashville, TN 37206. Prepared from information furnished by the parties hereto without the benefit of a title examination.

For and in consideration of the sum of Zero Dollars, I, Teryna D. Edwards, Executor of the Estate of Sheila Ann Edwards Wilkes, by these presents do hereby quitclaim and convey any and all interest said estate may have and all interest in the improved real property in Davidson County, Tennessee commonly known as 2618 Delk Avenue, Nashville, TN 37208 to Teryna D. Edwards. Said real property is further described as follows:

LAND in Davidson County, Tennessee, being Lot No. 5 on the Plan of Section One, Normal Heights, as of record in Book 2331, page 21, Register Office for said County.

Said Lot No. 5 fronts 50 feet on the northeasterly side of Delk Avenue and runs back between lines, 138.2 feet on the northwesterly line and 200.4 feet on the southeasterly line to a dead line in the rear measuring 80 feet thereon.

Being the same property conveyed to Sheila Wilkes by Executor's Quitclaim Deed from Joe McFerrin dated August 16, 2011 in Instrument No. 20110816-0063010, Register's Office for Davidson County, Tennessee.

Sheila Wilkes died on August 16, 2025. Her Last Will and Testament has been duly admitted to probate in the Probate Court for Davison County, Tennessee, Docket No. 25P2185. This conveyance is being made to convey any interest of the Estate

of Sheila Ann Edwards Wilkes in the subject real property to her devisee under the Will: Sheila Ann Wallace Edwards Wilkes as directed in on page one and page two of the Last Will and Testament of Sheila Ann Wallace Edwards Wilkes which provides as follows:

> *"I give to my Executor all real property which I may own at the time of my death and direct my Executor to hold, administer and distribute my real property as part of my probate estate. It is my intention that my Executor have possession and control of my real property during the period of administration, including the power to sell, lease, encumber and otherwise convey all or any portion of such real property or interests therein without the joinder of any beneficiary of my estate or the approval of any court."*

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

IN WITNESS WHEREOF, the Grantor has caused this Executor's Deed to be executed

23rd day of March, 2026.

By: _____
TERYNA D. EDWARDS, EXECUTOR
ESTATE OF SHEILA ANN EDWARDS WILKES

STATE OF Texas

Harris COUNTY

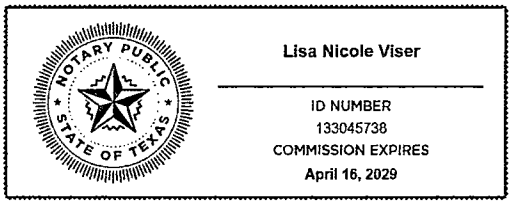
Before me, a notary public of the state and county mentioned above, personally appeared Teryna D. Edwards, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Executor of the Estate of Sheila Ann Edwards Wilkes and as such Executor acknowledged that he is authorized to execute the foregoing deed on behalf of the Estate of Sheila Ann Edwards Wilkes the within named bargainor, an estate, and that he as such Executor, executed the foregoing instrument for the purpose therein contained, by signing the name of the estate by himself as Executor.

Witness my hand and seal, at office in this 23rd day of March, 2026.

Lisa Nicole Viser

Notary Public Lisa Nicole Viser

My Commission Expires: 04/16/2029



Electronically signed and notarized online using the Proof platform.

Certificate of Authenticity

I, Donielle M. Beaty, 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 3/24/2026.

Date

Donielle Beaty

Affiant Signature

3/24/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of March, 2026.

Valeria Montanez

Notary's Signature

My Commission Expires: 1/22/2029

Date

Notary's Seal (if on paper)

