[redacted]

Karen Johnson Davidson County
Batch # 1402153 DEEDQC
04/06/2026 12:49:57 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260406-0027366

This instrument was prepared by:
Zale Dowlen, Attorney #026816
PO Box 335
Goodlettsville, Tennessee 37070-0335
(615) 497-0763
zale@dowlenlaw.com

ADDRESS NEW OWNER:
Pamela Webster Knecht
205 Rosehill Drive
Goodlettsville, Tennessee, 37072

SEND TAX BILL TO:
Same

MAP/PARCEL:
025 08 0 007.00

AFFIDAVIT OF HEIRSHIP QUITCLAIM DEED

KNOW ALL PERSONS by these presents that the undersigned heir of Ina Loraine Webser, who passed away intestate on January 18, 2026, for and in consideration of the sum of zero dollars ($0.00), and sufficiency of which is hereby acknowledged, now conveys, releases and forever quitclaims unto herself as the sole lawful heir of the deceased, by operation of statute, all right, title and interest in and to a certain tract of land in Davidson County, Tennessee described below:

LAND in Davidson County, Tennessee, being Lot No. 91, on the Plan of Ranchwood Estates, of record in Book 2900, page 125, Register's Office for said County.

Said Lot No. 91 fronts 175 feet on the northerly side of Rosehill Drive and runs back between lines measuring 277.5 feet on the easterly line and 278.5 feet on the westerly line to a dead line in the rear, on which it measures 124.5 feet.

Being the same property conveyed to William O. Webster, Jr. and wife, Sarah Loraine Webster, by deed from Lawrence Newman Cotter & wife, Marilyn Brennan Cotter, of record in Book 3853 page 499, Register's Office for Davidson County, Tennessee. The said William O. Webster, Jr. died on July 2, 2002, leaving Sarah Loraine Webster as surviving tenant by the entirety. The said Sarah Loraine Webster died testate on November 22, 2018, leaving said property to Ina Loraine Webster.

Being the same property conveyed to Ina Loraine Webster by Executor's Deed from Gary Webster, as Executor of the Estate of Sarah Loraine Webster, as Instrument # **20190729-0074576**, filed July 29th, 2019, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record. Said property is conveyed subject to such limitations, restrictions, plats, easements, and other matters of record and encumbrances as may affect the premises.

The property is commonly known as 205 Rosehill Drive, Goodlettsville, Tennessee, 37072.

The undersigned grantor is the only heir at law of the deceased. Being duly sworn, she declares as follows:

1. Facts:

a. Ina Loraine Webser passed on January 18, 2026.
b. She was not married.
c. She had never married.
d. She did not have any children, living or deceased, natural or adopted.
e. Both of her parents predeceased her.
f. She had one (1) sibling. That sibling is Pamela Webster Knecht.

2. Upon the passing of the above, title to this property legally vested with me pursuant Tenn. Code Ann. § 31-2-103.

Witness my hand the 15 day of March 2026.

Pamela Webster Knecht

SWORN to and subscribed before me this the 15 day of March 2026.

ASHLEY R BRIGHT STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES AUGUST 30, 2028

NOTARY PUBLIC
My commission expires:
8/30/28

AFFIDAVIT

I do hereby certify that the actual, true and correct consideration or value for this transfer is $0.00 for the property conveyed. I, the above listed grantor conveys the real property to the heir(s) of the descendants.

Witness my hand the 15 day of March 2026.

Pamela Webster Knecht

SWORN to and subscribed before me this the 15 day of March 2026.

ASHLEY R BRIGHT STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES AUGUST 30, 2028

NOTARY PUBLIC
My commission expires:
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This instrument was prepared upon information furnished by the transferor. No independent title search has been made. This does not warrant title.