SEND TAX NOTICE TO:
NEW OWNERS:
The Karen Ann Surber Living Trust, U/A 1/23/01
313 Constitution Ct.
Smyrna, Tennessee 37167

THIS INSTRUMENT PREPARED BY:
William D. Cartwright
Attorney at Law
Cartwright Law, PLLC
1535 West Northfield Blvd., Ste 3
Murfreesboro, Tennessee 37129
(615) 785-2909

Karen Johnson Davidson County
Batch # 1407679 DEEDQC
04/17/2026 11:26:17 AM 4 pgs
Fees: $22.00 Taxes: $0.00

SEND TAX B
Same as New

20260417-0031657

MAP-PARCEL NUMBERS:
140 00 0 054.00

# EXECUTOR'S QUITCLAIM DEED

THIS EXECUTOR'S DEED is made and entered by and between **ELIZABETH ANN PALMER**, as Personal Representative (Executrix) of the Estate of KAREN ANN SURBER, deceased (hereinafter "Grantor"), and **THE KAREN ANN SURBER LIVING TRUST, dated January 23, 2001** (hereinafter "Grantee.")

WHEREAS, KAREN ANN SURBER (the "Decedent") died testate on August 20, 2025, a resident of Davidson County, Tennessee; and

WHEREAS, the Decedent's Last Will and Testament dated January 23, 2001, was duly admitted to probate in the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, in Case No. 25P1891; and

WHEREAS, by Order of Probate entered on October 9, 2025, ELIZABETH ANN PALMER was appointed as Personal Representative of the Estate of KAREN ANN SURBER and issued Letters Testamentary without bond; and

WHEREAS, the Court approved a Nonjudicial Settlement Agreement providing, among other things, that real property of the Estate may be administered as part of the Estate pursuant to Tenn. Code Ann. § 30-2-615; and

WHEREAS, pursuant to a subsequent Nonjudicial Settlement Agreement entered into by the interested parties, the real property located at 8692 Poplar Creek Road, Nashville, Davidson County, Tennessee 37221 (the "Property"), though devised to Kathryn Elizabeth Surber, is to be transferred into the Decedent's Trust for administration, liquidation, and distribution; and

WHEREAS, the Grantor, as Personal Representative, is authorized and empowered to execute this conveyance in accordance with the Will, applicable law, and Orders of the Court;

NOW, THEREFORE, for and in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged,

the Grantor, as Personal Representative as aforesaid, does hereby grant, bargain, sell, transfer, and convey unto the Grantee all of the right, title, and interest of the Estate of KAREN ANN SURBER in and to the following described real property situated in Davidson County, Tennessee:

**PROPERTY DESCRIPTION:**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF Tennessee, AND IS DESCRIBED AS FOLLOWS:

LAND IN THE 2ND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING DESCRIBED ACCORDING TO A SURVEY BY J. BRUCE RAINEY, SURVEYOR #823, DATED JULY 25, 1995, KNOWN AS JOB #950094, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN THE CENTER LINE OF A 50' JOINT USE INGRESS, EGRESS AND PUBLIC UTILITY EASEMENT, SAID POINT OF BEGINNING IS ALSO THE NORTHEAST CORNER OF TRACT 6 OF THE HEATH PROPERTY, DIVISON NOT OF RECORD, AND ALSO IS IN THE LINE OF TRACT 11 OF SAID DIVISION; THENCE, WITH THE NORTHERLY LINE OF TRACT 6 AND LEAVING THE EASEMENT, NORTH 87 DEG. 00' 00", WEST 997.13' TO AN IRON PIN SET IN THE LINE OF THE WESTINGHOUSE CREDIT PROPERTY OF RECORD IN BOOK 8230, PAGE 001, R.O.D.C. TN; SAID POINT IS ALSO THE NORTHWEST CORNER OF SAID TRACT 6 OF THE HEATH PROPERTY DIVIDON; THENCE, LEAVING TRACT 6 AND WITH THE LINE OF SAID WESTINGHOUSE CREDIT PROPRTY, NORTH 03 DEG. 00' 00", EAST 300.00' TO AN IRON PIN, THE SOUTHWEST CORNER OF TRACT 8 OF THE HEATH PROPERTY DIVISION; THENCE, LEAVING WESTINGHOUSE CREDIT PROPERTY AND WITH THE SOUTHERLY LINE OF TRACT 8, SOUTH 87 DEG. 00' 00", EAST 659.64' TO AN IRON PIN SET IN THE CENTER OF THE SAID 50' JOINT USE INGRESS, EGRESS AND PUBLIC UTILITY EASEMENT SAID POINT IS ALSO IN THE LINE OF TRACT 10 OF THE HEATH PROPERTY DIVISION; THENCE, WITH THE CENTER LINE OF SAID EASEMENT OF SAID EASEMENT, THE FOLLOWING CALLS: SOUTH 46 DEG. 32' 08" EAST 146.54' TO AN IRON PIN; THENCE, CONTINUING WITH SAID EASEMENT, SOUTH 44 DEG. 52' 12" EAST, PASSING THE SOUTHWESTERN COMMON CORNER OF TRACTS 10 AND 11 OF SAID HEATH PROPERTY DIVISION AT 52.30' IN ALL 203.31' TO AN IRON PIN; THENCE, SOUTH 44 DEG. 40' 24" EAST 101.76' TO THE POINT OF BEGINNING, CONTAINING 5.72 ACRES, MORE OR LESS.

Being the same property conveyed to Karen Ann Surber, an unmarried women, by Quitclaim Deed from Karen Ann Surber, Trustee, under The Karen Ann Surber Living Trust, dated January 8, 2001, of record in instrument number 20130409-0035199, Register's Office for Davidson County, Tennessee.

This is improved property known as:
8692 Poplar Creek Road, Nashville, Davidson County, Tennessee 37221.

This conveyance is made subject to: (1) all applicable zoning ordinances (2) utility, sewer drainage and other easement of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This transfer is by Quitclaim and Grantor makes no representations or warranties of title.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed or record. No new survey performed.

WITNESS our hands this the 9th day of April, 2026.

Estate of KAREN ANN SURBER:

By: _____
ELIZABETH ANN PALMER
Executrix/Personal Representative

STATE OF TENNESSEE )
COUNTY OF RUTHERFORD )

On this the 9th day of April, 2026, before me personally appeared ELIZABETH ANN PALMER, to me known or proved to me on the basis of satisfactory evidence to be the person or persons described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Witness my hand and notarial seal.

_____
Notary Public

My Commission Expires: 6/26/29

Caren Marie Bailey
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

STATE OF TENNESSEE )
COUNTY OF RUTHERFORD )

This Deed is distribution of property to beneficiaries pursuant to T.C.A. 67-4-409(a)(1)(C)(iv), and no valuation oath is needed.

ELIZABETH ANN PALMER

Subscribed and sworn to before me on the 9th day of April, 2026.

Notary Public

My Commission Expires: 6/26/29

Caren Marie Bailey
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson