Karen Johnson Davidson County
Batch # 1429710 DEEDQC
06/09/2026 10:16:33 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260609-0051875

This Instrument Prepared by:
TERRY R. CLAYTON
Attorney at Law
1402 5TH Avenue North
Nashville, TN 37028
(615) 726-2424

THIS INSTRUMENT DOES NOT CONSTITUTE A WARRANTY OF TITLE, COVENANTS, DESCRIPTIONS OR ANY OTHERINFORMATION CONTAINED HEREIN.

EXECUTRIX'S DEED

SEND TAX BILLS TO:
LEE ETTA HOLT
4012 Kings Circle
Nashville, TN 37218-1717

PARCEL ID NO: 81-15-47

In order to provide muniment of title and to evidence the vesting of title pursuant to the Last Will and Testament of James Edward Holt, deceased, I, Lee Etta Holt, Executrix of the Estate of James Edward Holt, deceased, acting pursuant to Letters Testamentary issued by the Probate Court for Davidson County, Tennessee, in Probate Case No. 22P1575, and pursuant to the authority vested in me thereunder, hereby state that the administration of the Estate of James Edward Holt, Probate Case No. 22P1575, has been completed and the Estate has been closed pursuant to the Orders of the Probate Court for Davidson County, Tennessee.

I do hereby grant, bargain, sell, convey, release and quitclaim unto Lee Etta Holt, individually, and her heirs and assigns forever, all right, title and interest of the Estate of James Edward Holt, deceased, in and to the following described real property situated in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. Ninety-Six (96), in the S.A. Champion Subdivision of Lots Nos. 85 to 168, 169 to 228 and 235 to 252 inclusive, in the Harding Plan, as registered in Book 21, page 80, Register's Office for said County, and the plan of subdivision being registered in Book 161, page 132, Register's Office for said County.

Being the same property conveyed to HENRY C. NESBITT, JR. and Wife, IRENE NESBITT, by deed of record in Book 5694, page 914, said Register's Office. The said Henry C. Nesbitt, Jr. having Since died.

This conveyance is made pursuant to the Last Will and Testament of James Edward Holt, deceased, whereby the above-described property was devised to Lee Etta Holt. This deed is

intended to serve as a muniment of title evidencing the transfer and vesting of ownership in the devisee.

Witness my hands this 05th day of **JUNE 2026**.

ESTATE OF JAMES EDWARD HOLT,
PROBATE COURT DAVIDSON COUNTY

Lee Etta Holt

By: LEE ETTA HOLT, Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, **Lee Etta Holt**, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged herself to be the Executrix of the Estate of James Edward Holt, deceased, and that she executed the foregoing instrument in such capacity for the "purposes therein contained".

Witness my hand and official seal at Nashville, Tennessee, this 05th day of **JUNE 2026**.

Alicia Burnett

NOTARY PUBLIC

My Commission Expires: 11/26/2028

ALICIA D BURNETT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 11-26-2028

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer, is $0.00.

Lee Etta Holt

LEE ETTA HOLT, AFFIANT

Sworn to and subscribed before me this 5th day of **JUNE 2026**.

Alicia Burnett

NOTARY PUBLIC:

My Commission Expires: 11/26/2028

ALICIA D BURNETT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 11-26-2028