Karen Johnson Davidson County
Batch# 1438546 DEEDQC
06/26/2026 11:40:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260626-0057979

ADDRESS OF NEW OWNER &
SEND TAX NOTICES TO:
Daniel Logan Higgins
613 Rehnea Dr.
Old Hickory, TN 37138
Map & Parcel:: 084 10 0 043.00

THIS INSTRUMENT PREPARED BY:
Freeman & Bracey, PLC
Attorneys at Law
885 Conference Drive, Ste. 500
Goodlettsville, TN 37072

EXECUTOR'S DEED

THIS QUITCLAIM DEED made this the 25th day of June, 2026, between **DANIEL LOGAN HIGGINS AS EXECUTOR OF THE ESTATE OF ADRIANNA WALDRON PITTS** as Grantor, and **DANIEL LOGAN HIGGINS, INDIVIDUALLY, and RUSSELL BRUCE HIGGINS, INDIVIDUALLY**, referred to herein as Grantees.

WITNESSETH:

WHEREAS, Adrianna Waldron Pitts died on October 24, 2025, testate, a citizen and resident of Davidson County, Tennessee. Her Last Will and Testament was admitted to probate in the Estate of Adrianna Waldron Pitts, Case No. 26P236 in the Probate Court of Davidson County, Tennessee with the above-named, Daniel Logan Higgins being appointed as Executor of the Estate; and

WHEREAS, Adrianna Waldron Pitts died owning a tract of land located at **2207 Mecca Drive, Nashville, Tennessee 37214 (Map & Parcel: 084 10 0 043.00)** and said legal description of the property owned by the Decedent, Adrianna Waldron Pitts, at time of her death is more particularly described below; and

NOW, THEREFORE, in consideration of the foregoing, **DANIEL LOGAN HIGGINS,** in his capacity as Executor of the Estate of Adrianna Waldron Pitts, does hereby grant unto **DANIEL LOGAN HIGGINS, INDIVIDUALLY and RUSSELL BRUCE HIGGINS, INDIVIDUALLY**, pursuant to the terms of the Will of record, all of their right, title and interest in and to the below described property, being a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 317 on the Map of Maplecrest, as of record in Book 1835, pages 27 and 28, Register's Office for said County.

Said Lot No. 317 fronts 70 feet on the southwesterly side of Mecca Drive and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Adrianna Waldron Pitts, unmarried, of record in Instrument No. 20050516-0054929, Register's Office for Davidson County, Tennessee.

This improved property is known as: 2207 Mecca Drive, Nashville, TN 37214

IN WITNESS WHEREOF, the said Grantor has hereunto set hand and seal the day and year first above written.

ESTATE OF ADRIANNA WALDRON PITTS

By: _____
DANIEL LOGAN HIGGINS, EXECUTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **DANIEL LOGAN HIGGINS** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executor of the Estate of Adrianna Waldron Pitts, the within named bargainor, an Estate, and that he, as such Executor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate by himself as such Executor.

Witness my hand and official seal at office this the 25th day of June, 2026.

My commission expires: 11-08-2027

_____
NOTARY PUBLIC

BRYCE POOLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This instrument is exempt from Tennessee Recording Tax pursuant to T.C.A. §67-4-409 (a)(3)(D), as a deed executed by an executor to implement a testamentary devise.

CERTIFICATE OF AUTHENTICITY

I, **Devin F. Park**, 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 6/20/26 [DATE].

AFFIANT SIGNATURE

6/25/26
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 25 day of June, 2026.

Notary Signature
My Commission Expires: 8/1/28
[SEAL]

