Karen Johnson
Batch # 1449029
07/20/2026 09:31:53 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260720-0065137

EXECUTOR'S DEED

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

nia Arlington County, Virginia

Sharon Hall
REGISTRATION NUMBER
7907859
COMMISSION EXPIRES
October 31, 2029

Angela Howard
Angela Howard, Affiant

Subscribed and sworn to before me this 7th day of July, 2026.

Sharon Hall 7907859
Notary Public

tarized remotely online using communication technology via Proof.

My Commission Expires: 10/31/2029

NEW OWNER'S ADDRESS	SEND TAX BILL TO	MAP-PARCEL NO.	LEGAL REFERENCE NO.
Angela Howard **413 Wellington Square** **Nashville, TN 37214**	**Angela Howard** **413 Wellington Square** **Nashville, TN 37214**	**085-11-0-109**	

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, Angela Howard, Executor of the Estate of Rosalind Robinson, 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 413 Wellington Square, Nashville, TN 37214 to Angela Howard. Said real property is further described as follows:

LAND in Davidson County, Tennessee, being Lot No. 2 on the plan of Final Plat, Resubdivision of Lot 2, Wellington Square Subdivision, of record in Book 9700, page 701, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to S. Jeane Norvell, unmarried, from Wellington Square, L.L.C., by Warranty Deed dated August 16, 1999 and recorded August 18, 1999 in Book 11625, page 83, said Register's Office.

Being the same property conveyed to Rosalind M. Robinson and Angela D. Howard, unmarried persons as joint tenants with rights of survivorship, by Warranty Deed dated January 23, 2023 and recorded January 24, 2023 as Instrument No. 20230124-0005523, Davidson County Register's Office.

Rosalind M. Robinson died on April 26, 2026. Her Last Will and Testament has been duly admitted to probate in the Probate Court for Davison County, Tennessee, Docket No. 26P1153. This conveyance is being made to convey any interest of the

Estate of Rosalind M. Robinson in the subject real property to her devisee under the Will: Angela Howard as directed on page two of the Last Will and Testament of Rosalind M. Robinson which provides that all residuary property, real or personal, wherever located, be given to Angela D. Howard.

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

7th day of July 2026.

Angela Howard

By: _____
ANGELA HOWARD, EXECUTOR
ESTATE OF ROSALIND M. ROBINSON

STATE OF Virginia

Arlington County, Virginia COUNTY

Before me, a notary public of the state and county mentioned above, personally appeared Angela Howard, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Executor of the Estate of Rosalind M. Robinson and as such Executor acknowledged that she is authorized to execute the foregoing deed on behalf of the Estate of Rosalind M. Robinson the within named bargainor, an estate, and that she as such Executor, executed the foregoing instrument for the purpose therein contained, by signing the name of the estate by herself as Executor.

Witness my hand and seal, at office in this 7th day of July 2026.

Sharon Hall 7907859

Notary Public

My Commission Expires: 10/31/2029

COMMONWEALTH OF VIRGINIA · ELECTRONIC NOTARY PUBLIC · N

Sharon Hall

REGISTRATION NUMBER
7907859
COMMISSION EXPIRES
October 31, 2029

Notarized remotely online using communication technology via Proof.

Certificate of Authenticity

I, Roland Hairston, II, 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 July 7, 2026.

Date

Affiant Signature

17 July 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17 day of July, 2026.

Notary's Signature

My Commission Expires: 1/22/2029

Date

Notary's Seal (if on paper)

