Executor's QuitClaim Deed, Providing a *Life Estate*

The actual consideration or value for this transfer is $ -0-.

R. Dunlap
AFFIANT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

SWORN TO AND SUBSCRIBED before me this 21st day of JULY, 2026.

NOTARY PUBLIC
My Commission Expires: 01/24/2028

JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

This space for Register of Deeds

Karen Johnson Davidson County
Batch# 1451262 DEEDQC
07/23/2026 01:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260723-0067039

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Bvd. Old Hickory, TN. 37138 - (615) 847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Michael Day, L.E. McKenzie Williver et al. 906 Berry St. Old Hickory, TN. 37138	New Owner	044 15 0 / 087.00

In further fulfillment of the terms of the ***Last Will and Testament*** of MARJORIE JUDD, ITEM FOUR, (3), and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **Rachel Dunlap**, Executrix of the **Estate of MARJORIE JUDD**, the GRANTOR herein, by these presents do transfer, QuitClaim and convey all right title and interest, equitable and otherwise unto:

MICHAEL DAY, ***for Life***, (contingent on certain requirements**), Remainder to **McKenzie Williver** and **The Logan Williver Trust**, created under the Will of Marjorie Judd, the GRANTEES herein, their heirs, successors and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 88, Section D, Village of Old Hickory, Fourth Civil District, Davidson County, Tennessee, as shown on the plan dated July 16, 1948, of record in Book 1424, page 65, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete description.

BEING all the same property conveyed to MARJORIE JUDD, by deed from Elizabeth Thompson Baxter and Brook K. Thompson, of record as **Instrument # 20150709-0066967**, Register's Office for Davidson County, Tennessee. The said MARJORIE JUDD, died Testate, in Davidson County on July 13, 2023, Probate Case #**23P-1736**. ITEM FOUR, (3) of said Will, grants the said property to Michael Day, for Life, Remainder to McKenzie Williver, and The Logan Williver Trust created under ITEM SIX of her said Will. **ITEM NINE** of her Last Will, authorizes her Executrix, Rachel Dunlap, to execute any instrument necessary to convey the property.

The above description is the same as in the previous deed of record.

** **LIFE ESTATE CONTINGENCIES:** The Life Estate to Michael Day is contingent upon his proper maintenance of the real property, and that Michael Day continuously maintain insurance on the property and keep all property taxes current and up-to-date.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances, restrictions and all matters of record in the Davidson County Register's Office as may affect the premises including the following:

Real Property Taxes for the year 2026.
Permanent utility easements as shown on the recorded plat in Book 1424, page 65, R.O.D.C., TN.

This is improved property known as: 906 Berry Street, Old Hickory, TN 37138.

Witness my hand this 23rd day of JULY, 2026.

The Estate of MARJORIE JUDD

R. Dunlap
By: Rachel Dunlap, Executrix

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named Rachel Dunlap, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged herself to be the Executrix for The Estate of MARJORIE JUDD, that she as such Executrix, being authorized so to do, executed the within instrument, for the purposes therein contained by signing the name of The Estate of MARJORIE JUDD , as such Executrix.

Witness my hand and official seal at Old Hickory, Tennessee this 23rd day of JULY, 2026.

NOTARY PUBLIC

My Commission Expires: 01/24/2028

LEROY JOHNSTON ELLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

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QUITCLAIM DEED

From: The Estate of MARJORIE JUDD

To: MICHAEL WAYNE DAY, **For Life**, Remainder to McKenzie Williver and The Logan Williver Trust

20260723006703 9

Property:
906 Berry Street,
Old Hickory, TN. 37138

This Instrument was Prepared by:

Johnny Ellis
Attorney at Law
3844 Old Hickory Blvd.
Old Hickory TN. 37138
(615) 847-2000
Johnny@LJELAW.com

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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 7-23- 2026.

Leroy Johnston Ellis, IV, Affiant

July 23, 2026
Date

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 23 day of July, 2026.

Cheryl Denise Whitfield
NOTARY PUBLIC

My Commission Expires: 09/05/2028

CHERYL DENISE WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Certificate Prepared by:
Johnny Ellis, Attorney-at-Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
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