Karen Johnson Batch # 1456545 08/07/2026 01:10:19 PM Fees: $12.00 Taxes: $0.00 20260807-0073006 Davidson County DEEDQC 2 pgs	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0- Diedra Lynnette Freeman Affiants SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF August 2026 Notary Public MY COMMISSION EXPIRES: 1/22/2030 (AFFIX SEAL) JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2030

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR, NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Diedra Lynnette Freeman	**SAME**	**081 15 0 093.00**
(NAME) **4020 Red Rose Court**	(NAME)	
(ADDRESS) **Nashville, TN 37218**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

EXECUTOR'S QUITCLAIM DEED

Elmer Lynn Freeman, died on May 7, 2024. **Diedra Lynnette Freeman** was named as the Executrix in the Last Will and Testament of the late **Elmer Lynn Freeman. Diedra Lynnette Freeman** was appointed Executrix of the **Estate of Elmer Lynn Freeman** on October 6, 2025, by order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division (Docket No. 25P-1890).

The Executrix is duly qualified. The Executrix, by signing this Deed, releases any right the Executrix may have to recover this property in the event of the subsequent insolvency of this Estate.

In accordance with the laws of the State of Tennessee, **Diedra Lynnette Freeman**, pursuant to the Last Will and Testament of **Elmer Lynn Freeman** accepted for probate by the Probate Court for Davidson County, Tennessee, and acting as Executrix of the **Estate of Elmer Lynn Freeman**, quitclaims, transfers, and conveys to **Diedra Lynnette Freeman, unmarried,** all right, title and interest in and to the following described real estate in Davidson County, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being the east 52 feet of Lot No. 1 on the Map of S. A. Champion's Subdivision, as of record in Book 161, Page 132, Register's Office for said County.

Said Lot fronts 52 feet on the north side of Heiman Street and runs back between parallel lines along the west margin of 21st Avenue North, 150 feet to an alley.

BEING the same property conveyed to Freetech Development Corporation (being one and the same as Free Tech Development Corp.) by deed from MARIE LAYHEW, of record in Book 6162, Page 800, Register's Office for said County.

Further being the same property conveyed to Elmer Freeman, a single person, from Freetech Development Corporation (being one and the same as Free Tech Development Corp.), a Tennessee corporation with its registered office located at 2207 Buchanan St., Nashville, Davidson County, Tennessee, by Quitclaim Deed dated July 9, 1999, of record in Book 11556, Page 99, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as: **1900 Heiman Street, Nashville, TN 37208.**

Witness our hands, this 5th day of August 2026.

x Diedra Lynnette Freeman, Executrix
DIEDRA LYNNETTE FREEMAN,
Executrix of the Estate of Elmer Lynn Freeman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DIEDRA LYNNETTE FREEMAN, EXECUTRIX** to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 5th day of August, **2026.**

My Commission Expires: 1/22/2030

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030

Notary Public