Karen Johnson Davidson County
Batch # 1476589 DEEDQC
09/23/2026 10:34:54 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260923-0088168

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-0-**

Affiants

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF September 2026.

Notary Public

MY COMMISSION EXPIRES: 1/22/2030

(AFFIX SEAL)

JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC 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
Elisa Sargent Conklin	**SAME**	**142-00-0-112.00**
(NAME) **7216 Willow Creek Drive**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

EXECUTOR'S QUITCLAIM DEED

Wade Raymond Conklin, III, died on December 26, 2025. **Elisa Conklin** was named as the Executrix in the Last Will and Testament of the late **Wade Raymond Conklin, III. Elisa Conklin** was appointed Executrix of the **Estate of Wade Raymond Conklin, III** on January 16, 2026, by order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division (Docket No. 26P-67).

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, **Elisa Conklin**, pursuant to the Last Will and Testament of **Wade Raymond Conklin, III** accepted for probate by the Probate Court for Davidson County, Tennessee, and acting as Executrix of the **Estate of Wade Raymond Conklin, III**, quitclaims, transfers, and conveys to **Elisa Sargent Conklin,** all right, title and interest in and to the following described real estate in Davidson County, State of Tennessee, to-wit:

Being a parcel of land in the Ninth Civil District or Davidson County, Tennessee, on the south side of the New Bellevue Road, a portion of a tract, of record in Book 21 SO, Page 575, Register's Office of Davidson County, Tennessee and more particularly described according to a survey on April 13, 1959, by S. E. Hutchison, as follows:

Beginning as an iron stake in the south margin of the New Bellevue Road, the same being the northeast comer of the Phelps property; thence with the south margin of the New Bellevue Road south 6 degrees 30' east 199 feet to a stake: thence south 10 degrees 45' west 187 to a stake; thence south 38 degrees 45' west 264 feet to a stake to the north margin of a railroad right-of-way formerly belonging to the N. C. & St L. Railroad; thence with the north margin of said right-of-way north 87 degrees 30' west 186 feet to a stake, the same being the southeast comer of the Phelps property; thence with the east line of the Phelps property north 26 degrees 30' east 437 feet, more or less, to the point of beginning, containing 2.25 acres, more or less.

Being the same property conveyed to Wade R. Conklin, Jr. and wife, Otis W. Conklin by deed dated May 6, 1959 from Hubert H. Dillard and wife Berdie S. Dillard of record in Book 2905, Page 26, Register's Office for Davidson

County, Tennessee. The said Wade R. Conklin, Jr. died on December 14,1992, survived by his wife Otis E Conklin who thereafter died on August 24.1994. The said Otis E. Conklin, also known as Otis Eulene Conklin, was survived by her only heir, Wade Raymond Conklin, III.

Further being the same property conveyed to Wade R. Conklin, III, from Wade R. Conklin, III, surviving heir at law of Otis Eulene Conklin, of record in Instrument No. 20100713-0054958, of record in the Register's Office for Davidson County, Tennessee.

The said Wade R. Conklin, III, and Wade Robert Conklin, III, are one in the same person for purposes of this transaction.

Unimproved ( )
This is improved (X) property, known as: **127 Bellevue Road, Nashville, TN 37221.**

Witness our hands, this 18th day of September 2026.

Elisa Conklin, Executrix

Elisa Conklin,
Executrix of the Estate of Wade Raymond Conklin, III

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 **ELISA CONKLIN, 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 18th day of September, 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