NEW OWNER :
PAULA A. KINSLOW
JUDY C. MORRISON
5700 S E TATER PEELER RD
LEBANON, TN 37087

SEND TAX BILLS TO:
PAULA A. KINSLOW
JUDY C. MORRISON
5700 S E TATER PEELER RD
LEBANON, TN 37087

Deed Reference:
Map 75 Group 10 Parcel 17.00

BILL GARRETT, Davidson County
Trans:T20170023590 DEEDQC
Recvd: 03/20/17 15:10 3 pgs
Fees:17.00 Taxes:0.00
20170320-0027097

THIS INSTRUMENT PREPARED BY:
Shawn J. McBrien, Attorney At Law
133 S. College Street
Lebanon TN 37087

This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(D)

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SHAWN MCBRIEN, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

EXECUTRIX DEED

KNOW ALL MEN BY THESE PRESENTS that **JUDY C. MORRISON and PAULA A. KINSLOW, the duly appointed Co-Executrixes**, a copy of their Letters of Testamentary being attached hereto as *Exhibit A*, of the Estate of Nell A. Tidwell, deceased, which estate is administered in the Probate Court for Davidson County, Tennessee, Case No. 16P1330, for and in consideration of the sum of Zero ($0.00) Dollars, cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, and in connection with the distribution and closing of the Estate of Nell A. Tidwell, the decedent's Will having been duly admitted to probate in Davidson County, Tennessee, and recorded as 16P1330 Probate Court Clerk's Office for said county, has bargained and sold and hereby conveys, remises, releases and forever quitclaims unto **PAULA A. KINSLOW and JUDY C. MORRISON**, their heirs and assigns, all their right, title and interest in and to a certain tract(s)

of land described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 18 on the Plan of Hermitage Estates, of record in Book 3300, Page 71, Register's Office for said County, described as follows:.

BEGINNING at a point in the northerly margin of Luree Lane at the corner of Lots No. 18 and 19; thence with the line between said lots, northerly 129.6 feet to a corner of Lot No. 17; thence with the line between Lots No. 17 and 18, easterly 128 feet to the westerly margin of Weldon Drive; thence with the margin of the same, southerly 81 feet to the beginning of a curve; thence around said curve, southwesterly 39.3 feet to the northerly margin of Luree Lane; thence with the margin of the same, westerly 80 feet to the beginning.

Being the same property conveyed to Thomas Baird Tidwell and wife, Nell A. Tidwell, by Warranty Deed from M. T. Melvin and wife, Mary T. Melvin, dated July 12, 1963, of record in Book 3577, Page 453, Register's Office for Davidson County, Tennessee.

Thomas Baird Tidwell predeceased Nell A. Tidwell on February 1, 2002.

Title to the property hereinabove described is subject to the following exceptions: All such valid and enforceable easements, conditions, restrictions and covenants of record.

WITNESS our hands this 16 day of March, 2017.

Paula A. Kinslow
PAULA A. KINSLOW, CO-EXECUTRIX
Estate of Nell A. Tidwell

Judy C. Morrison
JUDY C. MORRISON, CO-EXECUTRIX
Estate of Nell A. Tidwell

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, Paula A. Kinslow and Judy C. Morrison, Co-Executrixes of the Estate of Nell A. Tidwell, with whom I am personally acquainted, 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 at office this 16th day of March, 2017.

Martha S. Whitman
NOTARY PUBLIC
My Commission expires: 4-30-2019

MARTHA S. WHITMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

EXHIBIT A

LETTERS TESTAMENTARY

TO: **JUDY C. MORRISON and PAULA A. KINSLOW** DOCKET NO: **16P1330**

It appearing to the Court that ***NELL TIDWELL*** *has died leaving a written Will in which you are appointed* ***Co-Executrices*** *and which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you;*

THESE ARE, THEREFORE, to empower you, the said ***JUDY C. MORRISON and PAULA A. KINSLOW****, to enter upon the execution of said Will, and take into your possession all of the property, and to make, within* ***sixty (60) days*** *from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.*

WITNESS, Richard R. Rooker, Clerk of the Probate Court, at office, this ***August 25th, 2016****.*

RICHARD R. ROOKER, Clerk

_____ D.C.

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, RICHARD R. ROOKER, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of the Letters Testamentary issued to **JUDY C. MORRISON and PAULA A. KINSLOW** as **Co-Executrices** of the estate of **NELL TIDWELL**, deceased, and I do further certify that **JUDY C. MORRISON and PAULA A. KINSLOW** are still acting **Co-Executrices** of the estate of **NELL TIDWELL** and all acts as such are entitled to full faith and credit as it appears from the official record in my office in Nashville, Tennessee, this the 25th day of August, 2016

RICHARD R. ROOKER, Clerk

_____ D.C.