Name and Address of New Owners:

Cynthia Christine Clark
403 Grosse Point Court
Nashville, TN 37209-2821

Send Tax Notices To:
Same

Bill Garrett Davidson County
Batch# 28501 DEEDWARR
11/21/2017 10:00:57 AM 3 pgs
Fees: $18.00 Taxes: $913.90

20171121-0119398

THIS INSTRUMENT PREPARED BY
ATWOOD & MOORE, Attorneys at Law
144 Uptown Square
Murfreesboro, Tennessee 37129

MAP 90-160271

EXECUTRIX'S DEED

WHEREAS, EMMA LEAH BARNES died on or about June 5, 2017, leaving a will. Letters of Administration were issued on August 31, 2017 in the Circuit Court of Davidson County, Tennessee (Probate Division). The undersigned Dawn Barnes Watts states that she is the Executrix of the Estate of Emma Leah Barnes. The undersigned Robert Edward Barnes and Nancy Louise Barnes state that they are the Beneficiaries of the Estate of Emma Leah Barnes. The undersigned, Dawn Barnes Watts, the Executrix of the Estate of Emma Leah Barnes, and Robert Edward Barnes and Nancy Louise Barnes, the Beneficiaries of the Estate of Emma Leah Barnes, by signing this deed, release any right they have as Executrix and/or Beneficiaries to recover this property in the event of a subsequent insolvency of this Estate. For good and valuable consideration, the receipt of which is hereby acknowledged, the said Dawn Barnes Watts, as Executrix, and Robert Edward Barnes and Nancy Louise Barnes, as Beneficiaries do hereby grant, sell and convey unto CYNTHIA CHRISTINE CLARK, a single woman, her heirs and/or assigns, forever all the estate which the said testatrix had at the time of her decease in said premises and also the estate therein, that certain parcel of real estate situated in a Civil District of Davidson County, Tennessee, and being more particularly described as follows, to-wit:

> Said Lot No. 694 fronts 47.6 feet on the westerly side of Grosse Point Court, as measured around a curve, and 234.4 feet on the southerly line and 109.7 feet on the northerly line, to a dead line in the rear on which it measures 231.8 feet.
>
> BEING the same property conveyed to Frank E. Barnes and wife, Emma Leah Barnes by deed of record in Deed Book 3219, page 141, of the Register's Office of Davidson County, Tennessee. The said Frank E. Barnes being deceased and Emma Leah Barnes received the property as surviving tenant by the entirety. Emma Leah Barnes died on June 5, 2017 and her Last Will and Testament was probated in the Circuit Court of Davidson County, Tennessee (Probate Division) on August 31, 2017. Pursuant to the terms of said Last Will and Testament, all of the property of the said Emma Leah Barnes was given, devised and bequeathed to Robert Edward Barnes and Nancy Louise Barnes.
>
> THIS conveyance is subject to the restrictive covenants of record in Deed Book 2965, page 606 and to any and all other matters as shown of record in the Register's Office of Davidson County, Tennessee.

Executrix covenants she has not done or suffered anything whereby the said premises have been encumbered in any way whatsoever.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: J-VRES-17-4837

WITNESS OUR HANDS, on this the 14th day of November, 2017.

ESTATE OF EMMA LEAH BARNES

By: _____
Dawn Barnes Watts, Executrix

_____
Robert Edward Barnes, Beneficiary

_____
Nancy Louise Barnes, Beneficiary

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

Personally appeared before me, Dawn Barnes Watts, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that she is the Executrix of the maker, or constituent of the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this document on behalf of the maker.

WITNESS MY HAND, on this the 14th day of November, 2017.

_____
NOTARY PUBLIC

My Commission Expires: 8/17/19

LORI T. SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

Personally appeared before me, Robert Edward Barns and Nancy Louise Barnes, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, on this the 14th day of November, 2017.

_____
NOTARY PUBLIC

My Commission Expires: 8/17/19

LORI T. SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $247,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me on this the 14th day of November, 2017.

NOTARY PUBLIC

My Commission Expires: 10-7-19

