This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (WLH)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

Bill Garrett Davidson County
Batch# 76064 DEEDWARR
04/03/2018 03:54:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180403-0031378

EXECUTORS' DEED

Address New Owners:
Pamela Irby Shinn
1515 Gina Lynn Drive
Lewisburg, Tennessee 37091

Send Tax Bills To:
same

Map/Parcel Number:
147 14 0 049.00

WHEREAS, Mary Jo Irby (the "Decedent") died on July 22, 2017, and Decedent's Last Will and Testament, dated March 28, 2014, was admitted to probate on August 31, 2017, as File No. 17P-1411 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) (the "Will"); and

WHEREAS, Pamela Irby Shinn is the duly appointed Executor (the "Executor") of the Decedent's Estate (the "Estate") under the Will; and

WHEREAS, the Executor desires to convey all of the Decedent's right, title and interest in and to certain real property located in Davidson County, Tennessee, described on **Exhibit A** attached hereto and incorporated herein by this reference (the "Property") to Pamela Irby Shinn in order to settle matters of the Estate in accordance with the terms of the Will.

NOW, THEREFORE, in consideration of the foregoing premises and no other monetary consideration, the Executor hereby transfers, and conveys all of the Executor's right, title and interest in the Property to Pamela Irby Shinn (the "Beneficiary").

This is improved property known as 586 Watsonwood Drive, Nashville, Tennessee 37211.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Beneficiary, its successors and assigns, forever; and the Executor hereby transfers, assigns, and sets over unto the Beneficiary, all of the Estate's right, title and interest in the said Property with full benefit of the Executor's warranties to the maximum extent that she can or should do as Executor, but not further or otherwise.

IN WITNESS WHEREOF, the Executor has executed this instrument this 29th day of March, 2018.

Pamela Irby Shinn, executor

Pamela Irby Shinn, Executor
Estate of Mary Jo Irby

TERESA B. GREGORICH
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

STATE OF TENNESSEE)
)
COUNTY OF MARSHALL)

Personally appeared before me, a Notary Public in and for said State and County, Pamela Irby Shinn, who upon oath acknowledged that she is the Executor of the Estate of Mary Jo Irby, deceased (the "Estate"), the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in LEWISBURG, Tennessee, this 29th day March, 2018.

Teresa Gregorich

Notary Public

My Commission Expires: 10-01-2019

NOTARY Teresa Gregorich
My Commission Expires
October 1, 2019
Marshall County Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me this 3rd day of ~~March~~ April, 2018.

Notary Public

My Commission Expires: 5-5-20

STACIE L. BEISHUIZEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Stacie L. Beishuizen
My Commission Expires
May 05, 2020
STATE OF TENNESSEE

201804030031378

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 236 on the Map of Whispering Hills, Section II-B, as of record in Book 2331, page 155, Register's Office for said County.

Said Lot No. 236 fronts 90 feet on the northeasterly side of Watsonwood Drive and runs back 174.2 feet on the northwesterly line and 204.5 feet on the southeasterly line, to a dead line in the rear measuring 94.9 feet thereon.

Being the same property conveyed to David Irby and wife, Mary Jo Irby, by deed from William L. Samson and wife, Gay Miller Samson, of record in Book 4002, page. 394, Register's Office for Davidson County, Tennessee. The said David Irby, being one and the same person as Jesse David Irby, died on or about November 15, 1978, and his interest vested in Mary Jo Irby, his surviving spouse.

Subject to Restrictions of record in Book 2604, page 1; and also plan of record in Book 2331, page 155, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 586 Watsonwood Drive, Nashville, Tennessee 37211.

CERTIFICATE OF AUTHENTICITY

I, William L. Harbison, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

William L. Harbison

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, William L. Harbison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 3rd day of April, 2018.

Notary Public

My Commission Expires: 5-05-20

STACIE L. BEISHUIZEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Stacie L. Beishuizen
My Commission Expires
May 05, 2020
STATE OF TENNESSEE