EXECUTOR'S DEED

File #18166



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 86740 DEEDQC
05/01/2018 09:39:22 AM 2 pgs
Fees: $13.00 Taxes: $458.80

20180501-0040881

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Spicer and Juanita Spicer	New Owner	0920700
(NAME)	(NAME)	
(ADDRESS)	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

KNOW ALL MEN BY THESE PRESENTS BroderickPernell Bayless, Executor of the Estate of Geraldine Winston Mallone, deceased, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, hereby conveys, remises, releases and forever quitclaims unto Joseph Spicer and Juanita Spicer, husband and wife, their heirs and assigns, all the estate's right, title and interest in and to the following real property, as described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 3 , as shown on the map entitled John Langham's Plan of Lots in Northwest Nashville, of record in Plat Book 57, page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ellis Malone and wife, Geraldine Malone by Warranty Deed from Robert J. Kimbrough, D.T. Kimbrough, Jr. and Miller G. Kimbrough dated June 11th 1964 and recorded on June 11th 1964 of record in Book 3767, Page 425 Register's Office for Davidson County, Tennessee. Ellis Mallone died on 02/11/2006 devising the property unto Geraldine Mallone. Geraldine Mallone died on 06/09/2017. The Last Will and Testament of Geraldine Winston Mallone has been duly admitted to probate in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division under Docket No. 17P-1279. Said Last Will and Testament directed that all real property be administered as part of the probate estate thereby vesting the subject real property in BroderickPernell Baylessas the duly appointed Executors of the Estate of Geraldine Winston Mallone with full power to sell real estate as specified in said Will. Powers further granted by Court Order entered 4/18/2018.

Ellis Malone and Ellis Mallone is the same person.

Geraldine Malone, Geraldine Mallone and Geraldine Winston Mallone is the same person.

This conveyance is subject to the current year's property taxes which have been prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

unimproved ☐
This is improved ☒ property, known as 2211 Hermosa Street, Nashville, TN 37208

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 25 day of April, 2018.

The Estate of Geraldine Winston Mallone

Broderick Pernell Bayless, Executor

BroderickPernell Bayless, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, BroderickPernell Bayless, Executor of the Estate of Geraldine Winston Mallone, probate case No. 17P-1279 in the probate court for Davidson County, Tennessee, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, this 25 day of April, 2018.

GREG FAIRBETTE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

Notary Public

My Commission Expires:

RETURN RECORDED DOCUMENTS TO:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212