Bill Garrett Davidson County
Batch# 105393 DEEDQC
06/15/2018 04:19:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20180615-0057993

NANCY KING CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$0.00.** Christina A Johnson Affiant Subscribed and sworn to before me, this 15th day of June, 2018. Notary Public My commission expires: 12-20-21 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Nancy King Crawford, Attorney
1929 21st Avenue South, Nashville, TN 37212

EXECUTOR'S DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel ID Number:
Denicia G. Roberts and	Martha S. Sanford	**01500013300**
Christina A. Johnson	7474 Whites Creek Pike	
	Joelton, TN 37080	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DENICIA G. ROBERTS AND CHRISTINA A. JOHNSON, CO-EXECUTRIXES OF THE WILL OF BENITA JANE BULLION, DECEASED,

HEREINAFTER CALLED THE GRANTORS, by the power conferred in the decedent's Will and in connection with the distribution and closing of the Estate of Benita Jane Bullion, the decedent's Will having been duly admitted to probate in the 7th Circuit Court of Davidson County, Tennessee, Probate Division, Docket Number: 17P1984, convey and forever quitclaim unto:

DENICIA G. ROBERTS AND CHRISTINA A. JOHNSON, A ONE-HALF INTEREST,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, all right, title and interest that the Testatrix had in her life time and at the time of her death and which the Co-Executrixes have by virtue of the Will of Benita Jane Bullion, being a one-half interest, to the premises in and to a certain tract or parcel of land in the 14th Civil District of Davidson County, State of Tennessee, described as follows:

BEING part of 59 acres, more or less, conveyed to Mary Louise Vidale, by deed from B. F. Binkley, as of record in Book 1309, Page 18, and being described according to an unrecorded plat made by Cummins Surveying Company on June 6, 1987, and described according to said survey as follows:

BEING Lot No. 4 on the unrecorded plan of the Vidale Subdivision, and described as follows: BEGINNING at an iron pin in the easterly margin of Whites Creek Pike, said point being 485 feet southerly from the southeasterly corner of Whites Creek Pike and Morgan Road, in the 14th Civil District of said County; thence south 86 ^{0} east 752.5 feet, more or less, to an iron pin; thence southerly 171.0 feet, more or less, to an iron pin, the southeasterly corner of Lot No. 4 on said Plan; thence north 86 ^{0} west 720.2 feet, more or less, to an iron pin; the southwesterly corner of Lot No. 4 on said Plan; thence northwesterly and along the easterly side of Whites Creek Pike 175.0 feet, more or less, to an iron pin, the point of beginning, said land containing 3.0 acres, more or less.

Being the same property conveyed to Benita J. Bullion and Martha S. Sanford from Educators Credit Union and recorded August 13, 1990, of record in Book 8173, page 302, Register's Office for Davidson County, Tennessee.

The said Benita J. Bullion having since died, with her Last Will and Testament admitted to Davidson County, Tennessee, Probate Docket No.: 17P1984, and Denicia G. Roberts and Christina A. Johnson duly appointed as Co-Executrixes, and also being the residuary beneficiaries under the Will.

Pursuant to said Will, this conveyance is subject to the right of Martha S. Sanford to reside in the property at 7474 Whites Creek Pike, Joelton, Davidson County, Tennessee until her death or decision to sell. Martha S. Sanford retains ownership of her one-half interest in the subject property. Martha S. Sanford is responsible for the payment of taxes, mortgage, upkeep, etc., until her death or until the property is sold before her death.

This conveyance is subject to:

1) 2018 real property taxes and subsequent years.

2) Any and all other restrictions, conditions, and easements of record.

This is Improved property known as: 7474 Whites Creek Pike, Joelton, Davidson County, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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/our hand(s) this 15 day of June, 2018.

Denicia G. Roberts, Co-Executrix

Denicia G. Roberts, Co-Executrix of Benita Jane Bullion Estate

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 **Denicia G. Roberts Co-Executrix of Benita Jane Bullion Estate**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument as Co-Executrixes for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of June, **2018.**

Notary Public

My Commission Expires: 12-30-21

NANCY KING CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Witness my/our hand(s) this 15 day of June, 2018.

Christina A. Johnson, Co-Executrix of Benita Jane Bullion Estate

Christina A. Johnson, Co-Executrix of Benita Jane Bullion Estate

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 **Christina A. Johnson, Co-Executrix of Benita Jane Bullion Estate**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument as Co-Executrixes for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of June, **2018.**

Notary Public

My Commission Expires: 12-30-21

NANCY KING CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, Nancy King Crawford, 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.

Nancy King Crawford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sarah Margie McDannald, a notary public for this county and state, Nancy King Crawford, Attorney, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sarah Margie McDannald

My Commission Expires: My Commission Expires: January 26, 2021

SARAH MARGIE MCDANNALD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY