Karen Y Johnson Davidson County
Batch# 141813 DEEDWARR
09/17/2018 12:06:05 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180917-0091949

This Instrument Prepared By:
Alan C. Housholder, Attorney
102 Woodmont Boulevard, Suite 510
Nashville, TN 37205

EXECUTOR'S DEED

Address New Owner as:
John Leland Dugger, Jr.
6961 River Road
Nashville, TN 37209

Send Tax Bills To:
Same

Map/Parcel Number:
#10100001500

STATE OF TENNESSEE)
COUNTY OF Maury)

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 6 day of September, 2018.

Notary Public

LEE ANN GARRISON STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

My Commission Expires: 7-22-2019

WHEREAS, Nan Dugger (the "Decedent") died on January 5, 2016 and Decedent's Last Will and Testament (the "Will") dated October 11, 1995 was admitted to probate on February 3, 2016, as Case No. 16P123 in the Probate Court For Davidson County, Tennessee ;

WHEREAS, Bradley Smith Dugger was duly appointed Executor (the "Executor") of the Decedent's Estate (the "Estate") under the Will; and

WHEREAS, pursuant to the Will, certain real property located in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by this reference (the "Property") is devised to Bradley Smith Dugger, John Leland Dugger, and John Leland Dugger and Bradley Smith Dugger, Co-Trustees, under the Will of Nan Dugger who desire that their interest in the property be conveyed to John Leland Dugger, Jr.

WHEREAS, the Executor desires to convey all of the Decedent's right, title and interest in and to the Property in accordance with the Will.

NOW, THEREFORE, in consideration of the foregoing premises and no other monetary consideration, the Executor hereby transfers and conveys all of the Estate's right, title and interest in the Property to John Leland Dugger, Jr.

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

This is part of improved property located at 6961 River Road, Nashville, Tennessee 37209.

The Property is part of the same real property conveyed to Leland J. Dugger and wife, Nan Dugger by deed from Sarah Jane Kennedy Stringfellow, a widow, and Sadie M. Kennedy and Willie B. Kennedy dated May 8, 1944, and of record in Deed Book 57, Page 258, Register's Office for Davidson County, Tennessee. Leland J. Dugger predeceased his wife, Nan Dugger.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Beneficiaries, their successors and assigns, forever; and the Executor hereby transfers, assigns, and sets over unto the Beneficiaries, 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 he can or should do as Executor, but not further or otherwise.

IN WITNESS WHEREOF, the Executor has executed this instrument this 6 day of September, 2018.

Estate of Nan Dugger

By: Bradley Smith Dugger, Executor

STATE OF TENNESSEE)
COUNTY OF Maury)

Personally appeared before me, a Notary Public in and for said State and County, Bradley Smith Dugger, who upon oath acknowledged that he is the Executor of the Estate of Nan Dugger, 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 he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Columbia, Tennessee, this 6th day of September, 2018.

Notary Public
My Commission Expires: 7-22-19

EXHIBIT A

THIRD TRACT: Being a v-shaped lot lying south of the new River Road and North of the old River Road, Beginning at a point in the center of the old River Road, running thence northwardly and parallel with a fence; 46 feet to the south margin of the new River Road; thence with south margin of said road, eastwardly 126 feet to a point where the new River Road intersects the center line of the old River Road, thence with center line of said old River Road, westwardly 126.6 feet to the point of beginning.

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