RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

This Instrument Prepared By:
Kevin D. Montgomery
4301 Hillsboro Road
Suite 300
Nashville, TN 37215

Karen Y Johnson Davidson County
Batch# 153066 DEEDQC
10/22/2018 10:34:18 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20181022-0104416

STATE OF TENNESSEE
COUNTY OF DAVIDSON
This transfer is made to implement a testamentary devise pursuant to T.C.A. 67-4-409(a)(3)(D).

Janet L McMeen
Affiant

Sworn to and subscribed before me this 18th day of October, 2018.

D. Potts

Notary Public

My Commission Expires: D. DYLAN POTTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-8-2022

EXECUTOR'S DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
C/O Phillip D. Hardeman, Jr. 575 Overview Lane Franklin, TN 37064	Same	133 06 0 258.00

KNOW ALL MEN BY THESE PRESENTS Phillip D. Hardeman, Jr., Executor of the Estate of Phillip D. Hardeman, Sr., deceased, for good and valid consideration, the receipt of which is hereby acknowledged, and in connection with the distribution and closing of the Estate of Phillip D. Hardeman, Sr., the decedent's will having been duly admitted to probate in Davidson County, Tennessee as of record in Docket No. 17P1461, Probate Court Clerk's Office for said county do hereby convey, release and forever quitclaim unto Rhonda Wester, Jennifer Misuraca, and Phillip D. Hardeman, Jr. all of the interest in a certain tract of land in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being part of the original Tibbs Property located on Nolensville Road, according to a survey made by Barge, Waggoner and Sumner, Inc., Engineers, dated August 6, 1965, more particularly described as follows:

Beginning at a point in the easterly margin of Nolensville Road 280 feet in a southerly direction from

the southeast corner of Wheeler Avenue and Nolensville Road; thence north 87 deg. 41' east a distance of 166.2 feet to a point; thence south 26 deg. 33' east a distance of 37.3 feet to a point; thence south 63 deg. 27' west a distance of 151.5 feet to a point in the easterly margin of Nolensville Road; thence along the easterly margin of Nolensville Road, north 26 deg. 33' west a distance of 105.5 feet to the point of beginning.

BEING the same property conveyed to Phillip Daniel Hardeman, Sr. by Quitclaim Deed from Edwina Fay Hardeman, filed in Book 8980, page 641 in the Register's Office for Davidson County, Tennessee. Phillip D. Hardeman, Sr. died on August 14, 2017 leaving a Last Will and Testament filed with the Probate Court of Davidson County, Tennessee under Probate Docket No. 17P1461. Phillip D. Hardeman, Jr., Rhonda Wester, and Jennifer Misuraca are devisees under the Last Will and Testament of Phillip D. Hardeman, Sr. Phillip D. Hardeman, Jr. executes this deed to convey any interest The Estate of Phillip D. Hardeman, Sr. may have in the premises.

This is improved property known as 3708 Nolensville Pike, Nashville, TN 37211.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF I have hereunto set my hand on this the 15th day of October, 2018.

Phillip D. Hardeman, Jr.
Executor of the Estate of Phillip D. Hardeman, Sr.

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Phillip D. Hardeman, Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he as Executor of the Estate of Phillip D. Hardeman, Sr. executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee this 18 day of October, 2018.

Notary Public

My Commission Expires:

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022