Karen Y Johnson Davidson County
Batch# 155673 DEEDQC
11/01/2018 09:51:53 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20181101-0108098

This Instrument Was Prepared By:
Mary Lauren Teague, Esq.
35 Music Square East, Suite 310
Nashville, Tennessee 37203

THIS CONVEYANCE IS EXEMPT FROM THE RECORDATION TAX UNDER TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(D)

EXECUTRIX'S DEED

ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO	MAP/PARCEL NO.
Kathy Lu Wariner 321 Main Street Brandenburg, KY 40108 Emmett Jazzman Wariner 321 Main Street Brandenburg, KY 40108 Oakley Edison Wariner 321 Main Street Brandenburg, KY 40108	SAME	05700007300

KNOW ALL MEN BY THESE PRESENTS, that **Kathy Lu Wariner**, in her capacity as the duly appointed and serving Executrix of the Estate of Jessi Zazu Wariner, which "Estate" is being administered in the Seventh Circuit Court of Davidson County, Tennessee, case number **17P-1739**, the "Grantor", for the purpose of completing the gift and devise of the below described property to **Kathy Lu Wariner**, individually, **Emmett Jazzman Wariner**, individually, and **Oakley Edison Wariner**, individually, collectively the "Grantees", pursuant to the Will of the said Jessi Zazu Wariner, the "Decedent", does quitclaim, transfer, and convey unto Grantees in equal shares as tenants in common all of the Decedent's one-half (1/2) tenant-in-common interest in that certain real estate located in Davidson County, Tennessee, more particularly described on **Exhibit A** attached hereto and incorporated herein by this reference, together with all attendant and appurtenant interests, rights, and hereditaments associated therewith, the "Property", as belonged to Decedent and which are held as part of the Estate.

This conveyance is subject to all liens, restrictions, and other matters of record.

This is improved property located at 4463 Cato Road, Nashville, Davidson County, Tennessee 37218.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor, this the 10 day of September, 2018.

Kathy Lu Wariner, Executrix
Estate of Jessi Zazu Wariner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Amber S. Gilliland, a Notary Public of the State and County aforesaid, personally appeared **Kathy Lu Wariner**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Executrix of the Estate of Jessi Zazu Wariner, as evidenced by Letters Testamentary filed October 18, 2017, under Case No. 17P-1739, Seventh Circuit Court of Davidson County, Tennessee, the within-named bargainor, and that she as such Executrix executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 10th day of September, 2018.

Notary Public

My Commission Expires: Sept 7, 2021

AMBER S. GILLILAND NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMM. EXP. SEPTEMBER 7, 2021

16626096.1
229482-10001

EXHIBIT A

PROPERTY DESCRIPTION

Land located in Davidson County, Tennessee and being more particularly described as follows:

Land described according to a survey made by C.J. Carney, Surveyor, October 5, 1957, as follows: beginning at a pipe at the southeast corner of the property conveyed to Ralph B. Gartman and wife, by deed from Bethel P. Carman and wife, of record in Book 2603, page 267, Register's Office for Davidson County, Tennessee; thence with said Gartman's eastern boundary line, North 15 deg. East 650 feet to a corner post at a fence; thence with said fence, 87 deg. 30 min. East 355 feet to a pin in a fence line; thence with said fence, South 3 deg. West 624 feet to a post; thence with a fence, North 88 deg. 30 min. West 505 feet to the beginning, containing 6.2 acres, more or less.

Together with a 25-foot easement for the purposes of ingress and egress across the remainder of the B.P. Carman land and along the easterly line of said Carman property running from the northern boundary line of the above described property to Cato Road, more particularly described as follows: beginning at a pin in the southeast corner of the remainder of B.P. Carman's property; thence in a westerly direction 25 feet along the south line of B.P. Carman property; thence north to a point in Cato Road; thence east 25 feet along Cato Road to a point on the east boundary of the B.P. Carman property; thence southwardly along the east boundary of the B.P. Carman property to the point of beginning.

Being the same property conveyed to Emmett Wariner, an Unmarried Man, and Jessi Wariner, an Unmarried Woman, by quitclaim deed of record from David Wayne Wariner, an Unmarried Man, in Instrument No. 20170612-0058847, Register's Office for Davidson County, Tennessee.

Said Jessi Wariner died testate on September 12, 2017. She devised her one-half (1/2) tenant-in-common interest in said property in equal shares to Kathy Lu Wariner, Emmett Jazzman Wariner, and Oakley Edison Wariner, by will of record in Docket No. 17P-1739, Seventh Circuit Court for Davidson County, Tennessee (Probate Division).