Executor's Warranty Deed

The actual consideration or value for this transfer is $ -0- EXEMPT

AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 13th day of December, 2018.

NOTARY PUBLIC
My Commission Expires: My Commission Expires Jan. 3, 2022

RYAN WILLIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Y Johnson Davidson County
Batch# 174018 DEEDWARR
12/13/2018 03:52:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20181213-0121581

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Bvd. Old Hickory, TN. 37138 - (615) 847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
GINGER MARIE LAWLER 4504 Andrew Jackson Pky Hermitage, Tennessee 37076	New Owner	075 03 0 033.00 053 12 0 090.00

In further fulfillment of the terms of **Item Seventh** of the ***Last Will and Testament*** of BOBBY D. MAXWELL, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **LEROY JOHNSTON ELLIS, IV**, Executor of the **Estate of BOBBY D. MAXWELL**, the GRANTOR herein, as authorized by **Item Fourth** of said Last Will, by these presents do transfer, QuitClaim and convey unto:

GINGER MARIE LAWLER, un - Married, the GRANTEE herein, her heirs and assigns, all right title and interest, equitable and otherwise, in a certain tracts or parcels of land located in **Davidson** County, State of Tennessee, described as follows:

See Attached Exhibit "A"

The property conveyed herein is transferred subject to such easements, limitations, encumbrances, restrictions and all matters of record in the Davidson County Register's Office as may affect the premises including the Real Property Taxes for the year 2018 which are not yet due and payable. By acceptance of this deed, Grantee assumes and agrees to timely pay all property taxes as and when they become due.

Grantor covenants with the Grantee that the Grantor is lawfully seized and possessed of the said land in fee simple, and has good right to convey it, and is unencumbered, except as otherwise herein set out; and further covenants and binds himself, as Executor of the Estate of Bobby D. Maxwell, to warrant and forever defend the title to the Property to the Grantee, her successors and assigns, against the lawful claims of all persons whomsoever.

The Executor by signing this Deed declares that the Estate of BOBBY D. MAXWELL is solvent, and has no outstanding claims or taxes.

Witness my hand this 13 day of December, 2018.

The Estate of BOBBY D. MAXWELL

By: LEROY JOHNSTON ELLIS, IV, Executor

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Ryan Wills, a Notary Public in and for said County and State, the within named LEROY JOHNSTON ELLIS, IV, the Executor for The Estate of BOBBY D. MAXWELL, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument, as such Executor for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 13th day of December, 2018.

RYAN WILLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 1-3-22

My Commission Expires Jan. 3, 2022

****

EXHIBIT A

Tract I
4504 Andrew Jackson Parkway
Hermitage, TN 37076
Map and Parcel #075 03 0 033.00

Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of Tulip Grove, Section II, of record in Book 3700, Page 122, Register's Office for Davidson County, Tennessee. Said Lot No. 103 fronts 96 feet along the northwesterly margin of Andrew Jackson Parkway; thence back between lines measuring 158.80 feet on the southwesterly line and 207.97 feet on the northeasterly line, to a broken line in the rear on which it measures 137.50 feet.

Tract II
2803 Old Hickory Blvd.
Old Hickory, TN 37138
Map and Parcel #053 12 0 090.00

Land in Davidson County, Tennessee, being Lot No. 6 and 7, Block 5, Dobbs and Elliott Subdivision No. 1, Old Hickory, Tennessee, as of record in Book 547, Page 97, Register's Office for said County. Said Lots Nos. 6 and 7 front 25 feet each on the northeasterly side of Concrete Drive and run back between parallel lines 120 feet to an alley, Lot No. 6 running back with the southeasterly margin of 28th Street.

Being the same properties conveyed to Louise Maxwell and husband Bobby D. Maxwell by quitclaim deed from Louise Maxwell a/k/a Myrtle Louise Maxwell dated May 5, 2016, and of record as Instrument 20160509-0045783, Register's Office for Davidson County, Tennessee. The said Louise Maxwell having died May 24, 2016, Testate, Davidson County Probate case #16P-1028, leaving her surviving husband, Bobby D. Maxwell as the surviving tenant by the entirety.

The above description is the same as in the previous deed of record.

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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.

Leroy Johnston Ellis, IV,
Attorney at Law, BPR #17968

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Diane Ladd the undersigned, a notary public in the state of Tennessee, personally appeared Leroy Johnston Ellis, IV, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Diane Ladd
NOTARY PUBLIC

My Commission Expires: 10/20/20

DIANE LADD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

This Certificate Prepared by:
Johnny Ellis, Attorney at Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com