Karen Y Johnson Davidson County
Batch# 176405 DEEDWARR
12/20/2018 11:37:04 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20181220-0123947

BOX 10-B	STATE OF TN COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0- Lee G. Cohen Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF December, 2018. Notary Public MY COMMISSION EXPIRES: 5-2-22 (AFFIX SEAL)

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION HAS BEEN PERFORMED NOR OPINION RENDERED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
REBECCA PEARSON	**SAME**	**095-04-0-192.00**
(NAME) **15 RIDGE VIEW DRIVE**	(NAME)	
(ADDRESS) **WESTMINSTER, MD 21157**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

EXECUTRIX'S DEED

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, **I, REBECCA PEARSON A/K/A BECKI PEARSON, DEVISEE AND EXECUTRIX, UNDER THE LAST WILL AND TESTAMENT OF CLARA MAY BENEDICT**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **REBECCA PEARSON, UNMARRIED, AND LUKE WALKER PEARSON, MARRIED, AS TENANTS IN COMMON**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the northerly part of Lot No. 37 on the Plan of Bluefields, Bransford Realty Company's First Subdivision of Sam P. Sweeney's Farm, Third Civil District of Davidson County, Tennessee, as of record in Book 843, page 16, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of Spring Valley Road, at the northeast corner of Lot No. 37; running thence on a southwesterly direction, along the westerly margin of Spring Valley Road, 100 feet to a point; thence in a straight line and in a westerly direction 283 feet, more or less, to a point in the westerly boundary line of said Lot No. 37, which point is 160 feet south of the northwest corner of said lot, as measured along the rear boundary line of said Lot No. 37; running thence in a northerly direction, along the westerly boundary line of said Lot No. 37, 160 feet to a point, being the northwest corner of said lot; running thence in an easterly direction, along the northerly boundary line of said Lot No. 37, 384.3 feet, more or less, to the point of beginning.

Being the same property conveyed to Clara Mae Benedict from Irving Benedict and wife, Mae Compton Benedict, by warranty deed dated January 31, 1970, of record in Book 4395, Page 506, Register's Office for Davidson County, Tennessee. The said Clara May Benedict having since died testate on or about February 13, 2018. Her Last Will and Testament having been admitted to Probate in the Seventh Circuit Court for Davidson County, Tennessee, bearing Docket No.18P441, devised said property to **BECKI PEARSON** being one and the same as **REBECCA PEARSON.** Clara Mae Benedict and Clara May Benedict were one and the same person.

This conveyance is subject to matters shown on the Plan of record in Book 843, Page 16; Restrictions of record in Book 737, Page 258; and any and all other easements, restrictions, and conditions of which may affect said property in the Register's Office for Davidson County, Tennessee.

****THIS IS THE SAME LEGAL DESCRIPTION AS THE PRIOR DEED OF RECORD.****

Unimproved ( )
This is improved(X) property, known as **112 SPRING VALLEY ROAD, NASHVILLE, TN 37214**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 13 day of December, 2018.

Rebecca Pearson, Executrix
REBECCA PEARSON, EXECUTRIX OF THE ESTATE OF CLARA MAY BENEDICT

Rebecca Pearson
REBECCA PEARSON

STATE OF Maryland
COUNTY OF Carroll

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rebecca Pearson, Individually and as Executrix of the Estate of Clara May Benedict,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Westminster, Maryland this 13 day of December, 2018.

My Commission expires: 10/9/2022

Carolyn M Zamora
Notary Public

CAROLYN M ZAMORA
Notary Public
Carroll County
Maryland
My Commission Expires Oct. 9, 2022