File Box 8

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

Karen Johnson Davidson County
Batch# 188990 DEEDWARR
01/28/2019 02:12:10 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190128-0008179

CO-EXECUTORS' DEED

Address New Owners:
Margaret Millis Faust
820 N. Curtiswood LN
Nashville, TN 37204

Send Tax Bills To:
Same

Map/Parcel Number:
132 06 0 029.00

WHEREAS, James B. Millis (the "Decedent") died on January 24, 2018, and Decedent's Last Will and Testament, dated January 25, 2014 and First Codicil to the Last Will and Testament dated September 20, 2017, were admitted to probate on March 1, 2018, as File No. 18P252 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) (collectively, the "Will"); and

WHEREAS, James Michael Millis and Margaret Millis Faust are the duly appointed Co-Executors (the "Co-Executors") of the Decedent's Estate (the "Estate") under the Will; and

WHEREAS, the Co-Executors desire to convey all of the Decedent's right, title and interest in and to certain real property located in Davidson County, Tennessee, described on **Exhibit A** attached hereto and incorporated herein by this reference (the "Property") to Margaret Millis Faust in order to settle matters of the Estate in accordance with the terms of the Will.

NOW, THEREFORE, in consideration of the foregoing premises and no other monetary consideration, the Co-Executors hereby transfer, and convey all of the Co-Executors' right, title and interest in the Property to Margaret Millis Faust (the "Beneficiary").

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

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Beneficiary, its successors and assigns, forever; and the Co-Executors hereby transfer, assign, and set over unto the Beneficiary, all of the Estate's right, title and interest in the said Property with full benefit of the Co-Executors' warranties to the maximum extent that the Co-Executors can or should do as Co-Executors, but not further or otherwise.

IN WITNESS WHEREOF, the Co-Executors have executed this instrument this 18th day of January, 2019.

ESTATE OF JAMES B. MILLIS

James Michael Millis, Co-Executor

District of Columbia
STATE ~~OF ILLINOIS~~)
)
COUNTY OF _____)

Personally appeared before me, a Notary Public in and for said State and County, James Michael Millis, who upon oath acknowledged that he is the Co-Executor of the Estate of James B. Millis, 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 18th & Washington, DC. ~~Illinois~~, this 18th day of January, 2019.

LEE A. SAWYER Notary Public

My Commission Expires: NOTARY PUBLIC DISTRICT OF COLUMBIA My Commission Expires November 30, 2023

LEE A. SAWYER NOTARY PUBLIC DISTRICT OF COLUMBIA EXP. 11-30-23

(Remainder of page intentionally left blank.)

ESTATE OF JAMES B. MILLIS

Margaret Millis Faust

Margaret Millis Faust, Co-Executor
Estate of James B. Millis

STATE OF ~~MARYLAND~~ TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said State and County, Margaret Millis Faust, who upon oath acknowledged that she is the Co-Executor of the Estate of James B. Millis, 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 she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, ~~Maryland~~ Tennessee, this 22nd day of January, 2019.

Geraldine Simmons Curry

Notary Public

My Commission Expires: 1-6-2020

GERALDINE SIMMONS-CURRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 6, 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. 67-4-409 (a)(3)(D).

Margaret Millis Faust

Affiant

Subscribed and sworn to before me this 22nd day of January, 2019.

Geraldine Simmons Curry

Notary Public

My Commission Expires: 1-6-2020

GERALDINE SIMMONS-CURRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 6, 2020

EXHIBIT A

Land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being Lot No. 14 on the Map of Glen Leven Property, of John Thompson, as of record in Plan Book 2, page 161, Chancery Court at Nashville, and the southerly part of Lot No. 20-A on the revised plat of part of Thompson's Glen Leven Subdivision, as of record in Plan Book 3, page 20, Chancery Court at Nashville, described together as follows:

BEGINNING in the center of Curtis Woods Road at the southeast corner of the D.M. Wright Property; thence with the center of said Road, in a southeasterly direction 400 feet to the corner of Lots 14 and 15; thence with the line between said two lots, northwardly 428 feet; thence N 36 3/4 deg W 300 feet to the southwest corner of Lot No. 18 on said Revised Plan; thence with the westerly line of said Lot No. 18, northwardly 242 feet 6 inches to the southeast corner of the property conveyed to A.M. Hagan and wife, by deed from Kate Major Marr and husband, of record in Book 936, page 446, Register's Office for said County; thence with the southeasterly line of said Hagan lot, westwardly 175 feet, more or less, to the easterly line of said D.M. Wright property; thence with said line S. 0 deg 45 min W 245 feet 6 inches; thence S 50 1/2 deg W 283 feet to the beginning, containing 4.731 acres, more or less.

Being the same property conveyed to James Brown Millis and wife Vonda Lee Millis by Warranty Deed from First American Bank, Executor and Trustee under the Will of Bailey A. Gray, deceased, dated May 3, 1972 and recorded on May 5, 1972 of record in Book 4598, page 544, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated October 11, 2001 recorded on October 11, 2001 of record in Instrument No. 20011011-0111165, said Register's Office, subject property was conveyed to James Brown Millis Vonda Lee Millis as tenants in common. The said James Brown Millis and Vonda Lee Millis have since died, with Vonda Lee Millis predeceasing James Brown Millis. The Last Will and Testament of Mary Vonda Millis of record in Docket No. 17P1565, in The Seventh Circuit Court for Davidson County, Tennessee, Probate Division, appointed James B. Millis as personal representative. By Personal Representative's Quitclaim Deed dated September 28, 2017, recorded on September 29, 2017, of record in Instrument No. 20170929-0099756, said Register's Office, James B. Millis Personal Representative of the Estate of Mary Vonda Millis conveyed to James B. Millis, the decedents one half (1/2) undivided interest in subject property. The said James B. Mills has since died. The Last Will and Testament of James B. Millis of record in Docket No 18P252, in the Seventh Circuit Court for Davidson County, Tennessee Probate Division appointed James Michael Millis and Mary Margaret Faust as Co-Executors.

This is improved property known as 820 North Curtiswood Lane, Nashville, in Davidson County, Tennessee, 37204.

The legal description is the same as the previous deed of record.