Karen Johnson Davidson County
Batch# 225370 DEEDQC
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Fees: $22.00 Taxes: $0.00
20190503-0041354

Prepared By:
NEAL & HARWELL, PLC
1201 Demonbreun Street
Suite 1000
Nashville, Tennessee 37203
(615) 244-1713

EXECUTOR'S DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL:
Lisa L. Sutton 4503 Shy's Hill Road Nashville, TN 37215	SAME	02200016900

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the Estate of Clarence S. Anderson, the decedent's Last Will and Testament having been duly admitted to probate in Davidson County, Tennessee, as File No. 18P-2092, in the Probate Division of the Circuit Court for Davidson County, Tennessee, Lisa Lynn Sutton, Executor of the Estate of Clarence S. Anderson, hereinafter called the GRANTOR, by these presents does hereby quitclaim, transfer and convey unto GRANTEE, Lisa L. Sutton, certain land located in Davidson County, Tennessee, described as follows, to wit:

SEE EXHBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

BEING the same property conveyed to Clarence S. Anderson and wife Elizabeth J. Anderson, by quitclaim deed from Clarence S. Anderson and Elizabeth J. Anderson, Trustees of the CS and Elizabeth J. Anderson Family Living Trust dated November 16, 1991, of record in Instrument No. 20081002-0100272, said Register's Office.

The said Elizabeth J. Anderson predeceased Clarence S. Anderson.

This is improved property known as 5327 Swindle Road, Whites Creek, Tennessee 37189.

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

Whenever 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 her hand this 29th day of April, 2019.

Lisa Lynn Sutton

Lisa Lynn Sutton, Executor

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a notary public in and for said county and state, Lisa Lynn Sutton, Executor of the Estate of Clarence S. Anderson, the within named 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, in her capacity as Executor of the Estate of Clarence S. Anderson.

WITNESS my hand and official seal, at office in Nashville, Tennessee, on this 29th day of April, 2019.

Stephen C Sexton

Notary Public

STEPHEN C. SEXTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 10/7/19

The actual consideration or value whichever is greater, for this transfer is $0.00, as this transfer is exempt from real estate transfer tax pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(D).

Lisa Lynn Sutton

Lisa Lynn Sutton, Executor

Sworn to and subscribed before me this 29th day of April 2019

Notary Public

STEPHEN C. SEXTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

10/7/19

My Commission Expires

NO EXAMINATION OF THE PUBLIC RECORDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract 1:Beginning at a concrete monument in the intersection of the easterly margin of Whites Creek Pike and the northerly margin of a 50 foot right-of-way known as Swindle Road; thence with the north margin of Swindle Road, North 58 degrees East 242 feet to a monument around a curve to the left having a radius of 861 feet, a distance of 198.74 feet to an iron pin and North 45 degrees 07 minutes 20 seconds East 138.64 feet to an iron pin, the beginning point and the southwest corner of the property herein convyed; thence North 32 degrees West passing through an iron pin at 150 feet in all 499.35 feet to an iron pin; thence North 45 degrees 07 minutes 20 seconds East 232 feet to an iron pin; thence South 34 degrees 42 minutes 30 seconds East 435.06 feet to an iron pin in the north margin of Swindle Road; thence with the north margin of said road around a curve to the right having a radius of 721.68 feet to a monument and South 45 degrees 07 minutes 20 seconds West 140.32 feet to the beginning, according to a survey of M & K, Inc.

Tract 2: Beginning at an iron pin in the north margin of Swindle Road, the same being the southeast corner of the tract described above and the southwest corner of the tract herein described; thence with the east line of the tract described above, North 34 degrees 42 minutes 30 seconds West 435.06 feet to an iron pin; thence North 45 degrees 07 minutes 20 seconds East 276.83 feet to an iron pin; thence South 33 degrees 56 minutes 48 seconds East 183.32 feet to an iron pin; thence South 64 degrees 21 minutes 21 seconds East 122.45 feet to an iron pin in the north margin of said Road; thence with the margin of said road around a curve to the right having a radius of 295.8 feet to a monument; thence South 29 degrees 51 minutes 58 seconds West 153.32 feet to a monument and around a curve to the right having a radius of 721.68 feet to the beginning, according to a survey of M & K, Inc.

EXHIBIT A