This instrument prepared by:

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Karen Johnson Davidson County
Batch# 247079 DEEDWARR
06/21/2019 03:59:24 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190621-0060370

NOTE TO REGISTER: Upon recording, please return the recorded instrument to: JOHN R. REYNOLDS, Attorney at Law, Suite 2702, The Office Tower, 611 Commerce Street, P. O. Box 190481, Nashville TN 37219-0481.

Address New Owner(s) as follows: **PATRICIA IRENE RIESTER, 3832 Plantation Drive, Hermitage, TN 37076**

Name and Address of the person or entity responsible for payment of real property taxes: **PATRICIA IRENE RIESTER, 3832 Plantation Drive, Hermitage, TN 37076**

Map/Parcel No. **07412007800**

PERSONAL REPRESENTATIVE DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS ANNA MILDRED RIESTER died **12 May 2018**, and her estate is being **administered in the Seventh Circuit Court (Probate Division), Metropolitan Nashville** and **Davidson** County, Tennessee, Case No. 18P-1263; and

WHEREAS ANNA MILDRED RIESTER left a paperwriting dated **26 June 2015**, purporting to be her Last Will and Testament and that paperwriting was admitted to probate on **16 August 2018**, as her Last Will and Testament and recorded in the **Seventh** Circuit Court (Probate Division), **Davidson** County, Tennessee; and

WHEREAS PATRICIA IRENE RIESTER is the duly appointed and acting Personal Representative of the Estate of **ANNA MILDRED RIESTER**, deceased, under Letters Testamentary issued 16 August 2018;

NOW THEREFORE, for and in consideration of the foregoing and other good and valuable considerations, the receipt and adequacy of which are hereby acknowledged and as evidence of the devise of that certain Real Property hereinafter described to **PATRICIA IRENE RIESTER** by and under said Last Will and Testament of **ANNA MILDRED RIESTER**, deceased, the undersigned, **PATRICIA IRENE RIESTER**, Personal Representative of the Estate of **ANNA MILDRED RIESTER**, deceased, hereinafter referred to as Grantor, by these presents hereby transfers and conveys to **PATRICIA IRENE RIESTER, her heirs and assigns**, that

certain tract or parcel of land in **Metropolitan Nashville and Davidson County, Tennessee,** and being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is **(X) improved** ( ) **unimproved** Real Property located at and known as **3832 Plantation Drive, Hermitage, Davidson County, Tennessee 37076.**

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, **PATRICIA IRENE RIESTER,** her heirs and assigns, forever; and Grantor as Personal Representative but no further or otherwise does covenant with the said Grantee that as Personal Representatives they have a good right to convey the Real Property. Grantor does further covenant and bind herself as Personal Representative but no further or otherwise to warrant and forever defend the title to said land during the time she has served as Personal Representative to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever, **but this Warranty Deed is limited to the time in which said real estate was lawfully seized and possessed by Grantor herein and does not extend to any previous time thereto.**

Grantor and Grantee are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has executed this Personal Representative's Limited Warranty Deed on the 11 day of June 2019.

PATRICIA IRENE RIESTER, Personal Representative of the Estate of **ANNA MILDRED RIESTER,** deceased.

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, the within named **PATRICIA IRENE RIESTER**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Personal Representative of the Estate of **ANNA MILDRED RIESTER**, deceased, the within named Grantor, and that she as such Personal Representative executed the foregoing Executor's Deed for the purposes therein contained, by signing her name as Personal Representative.

Witness my hand and official seal at Nashville, Tennessee, this 11 day of June 2019.

Emily Myers Notary Public

My commission expires: October 7, 2019

EMILY MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires Oct. 7 2019

STATE OF **TENNESSEE**
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $ 131,400.00

This Deed is evidence of distribution of the described Real Property to **PATRICIA IRENE RIESTER**, devisee and legatee by and under the Last Will and Testament of **ANNA MILDRED RIESTER**, deceased, and is exempt from any transfer tax pursuant to **Tennessee Code Annotated, Section 47-4-409(a)(3)(B).**

Patricia I. Riester Affiant

Subscribed and sworn to before me
this 11 day of June 2019.

Emily Myers Notary Public

My commission expires October 7, 2019

EMILY MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires Oct. 7 2019

EXHIBIT A

3832 Plantation Drive,
Hermitage, Davidson County, Tennessee 37076

Map/Parcel Nos. 07412007800

Land in Davidson County, Tennessee, being Lot No. 530 on the plan of Hermitage Hills, Section 5, of Record in Book 3300, pages 1 and 2, Register's Office for Davidson County, Tennessee, and being more particularly described as follows, to wit:

Said Lot No. 530 fronts 75 feet on the northwesterly margin of Plantation Drive and extends back between lines measuring 152 feet on the southwesterly line and 150 feet on the northwesterly line to a deadline in the rear on which it measures 86.7 feet.

Being the same properly conveyed to William E. Riester, Jr., and wife, Anna M. Riester, by deed from William M. Cobb and wife, Susan M. Cobb, and shown of record in Book 5323, page 89, said Register's Office for Davidson County, Tennessee.

The said William E. Riester, Jr., died _____.

The said Anna M. Riester, being one and the same person as Anna Mildred Riester, died 12 May 2018, leaving a paperwriting dated 26 June 2015, which was admitted to probate as her Last Will and Testament on 16 August 2018, Seventh Circuit Court (Probate Division), Twentieth Judicial District, Metropolitan Nashville and Davidson County, Tennessee, Case No. 18P-1263.