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

Karen Johnson Davidson County
Batch# 255007 DEEDWARR
07/10/2019 02:11:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190710-0067294

EXECUTOR'S DEED

Address New Owners:
John E. Beltz, Trustee
Harold Naill Falls, Jr. Family Trust
Moore & Van Allen
100 North Tryon Street
Suite 4700
Charlotte, NC 28202-4003

Send Tax Bills To:
Mary Falls
1143 Sewanee Road
Nashville, TN 37220

Map/Parcel Number:
131 16 0 014.00

WHEREAS, Harold Naill Falls, Jr. (the "Decedent") died on February 9, 2018, and Decedent's Last Will and Testament, dated February 17, 2005, and First Codicil dated July 22, 2016, were admitted to probate on March 15, 2018, as File No. 18P-375 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) (collectively, the "Will"); and

WHEREAS, Mary Falls is the duly appointed Executor (the "Executor") of the Decedent's Estate (the "Estate") under the Will; and

WHEREAS, the Executor desires to convey all of the Decedent's right, title and interest in and to certain real property located in Davidson County, Tennessee, and any improvements thereon, described on **Exhibit A** attached hereto and incorporated herein by this reference (the "Property") to John E. Beltz, Trustee, and his successors in trust, of the Harold Naill Falls, Jr. Family Trust established under the Will, 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 Executor hereby transfers, and conveys all of the Executor's right, title and interest in the Property to John E. Beltz, Trustee, and his successors in trust, of the Harold Naill Falls, Jr. Family Trust (the "Beneficiary").

This is improved property known as 1143 Sewanee Road, Nashville Tennessee 37220.

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

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

the said Property with full benefit of the Executor's warranties to the maximum extent that she can or should do as Executor, but not further or otherwise.

IN WITNESS WHEREOF, the Executor has executed this instrument this 3rd day of July, 2019.

Mary Falls, Executor
Estate of Harold Naill Falls, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Mary Falls, who upon oath acknowledged that she is the Executor of the Estate of Harold Naill Falls, Jr., 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, Tennessee, this 3rd day of July, 2019.

Notary Public

My Commission Expires: 03-07-2023

MARCELLA F. LOCKHART STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-7-2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me this 10th day of July, 2019.

Notary Public

My Commission Expires: 9/7/21

BEVERLY SEBASTIAN STATE OF TENNESSEE NOTARY PUBLIC My Comm. Exp. Sept. 7, 2021 DAVIDSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being lot no. 15, block "A" on the plan of Gateway Acres, a part of the Overton Lea Estate, as of record in plat 974, page 73, register's office for said county, to which plan reference is made for a more complete description.

Being the same property conveyed to H. Naill Falls Jr. from Peter J.A. Collins and spouse, Deborah F. Collins, by deed dated February 25, 2003 of record at Instrument/Case No. 20030304-0028491, Register's Office for Davidson County, Tennessee and with an undivided one-half share conveyed by H. Naill Falls., Jr. to his spouse, Mary B. Falls, by deed dated December 14, 2010 of record at Instrument/Case No. 20101214-0099476, Register's Office for Davidson County, Tennessee and with an undivided one-half share conveyed by Mary B. Falls to her spouse, H. Naill Falls., Jr., by deed dated July 22, 2016 of record at Instrument/Case No. 20160727-0077038, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 1143 Sewanee Road, Nashville Tennessee 37220.

CERTIFICATE OF AUTHENTICITY

I, Beverly Sebastian, do hereby make oath that I am the 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.

Beverly Sebastian

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Beverly Sebastian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 10th day of July, 2019.

Callie Still
Notary Public

My Commission Expires: 11/8/21

CALLIE STILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Nov. 08, 2021

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