Karen Johnson Davidson County
Batch# 265441 DEEDWARR
08/02/2019 08:40:16 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190802-0076385

This Instrument Prepared By: Miles T. Martindale
Meridian Law, PLLC
2900 Vanderbilt Place, Suite 100
Nashville, TN 37212

This document is exempt from privilege tax pursuant to T.C.A. §67- 4-409(a)(3)(D) (Executor's deed to implement a testamentary devise by the decedent).

EXECUTOR'S DEED

ADDRESS OF NEW OWNERS:	**SEND TAX BILLS TO:**	**MAP PARCEL NO.**
Joie Jordan 2021 Leefield Drive Antioch, TN 37013	Joie Jordan 2021 Leefield Drive Antioch, TN 37013	174-11-A/55CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The Last Will and Testament of Robbie Simmons Jordan authorized the undersigned Joie Jordan, Executrix for the Estate of Robbie Simmons Jordan, to transfer and convey real property located at 2021 Leefield Drive, Antioch, Tennessee owned by decedent Robbie Simmons Jordan at her death to Joie Jordan. At her death on April 28, 2018, Robbie Simmons Jordan owned a fee simple interest in real property 2021 Leefield Drive, Antioch, Davidson County, Tennessee 37013. The Last Will and Testament of Robbie Simmons Jordan was admitted to Probate on October 31, 2018 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

In consideration of the sum of zero ($0) dollars and in accordance with the Last Will and Testament of Robbie Simmons Jordan dated April 23, 2018, I, Joie Jordan, Executrix, do hereby transfer, convey and quitclaim to Joie Jordan, as beneficiary, and to his successor and assigns, if any, all right title, and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, more fully described below:

BEGINNING ALL OF LOT NO. 132, ON THE PLAN OF FIRST AMENDMENT CANE RIDGE FARMS, PHASE THREE, SECTION ONE, ACCORDING TO PLAT AND SURVEY APPEARING OF RECORD IN INSTRUMENT NUMBER 20070703-0079200 OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR COMPLETE DETAILS OF LOCATION AND DESCRIPTION OF SAID LOT.

THIS CONVEYANCE IS MADE SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN INSTRUMENT OF RECORD IN INSTRUMENT NUMBER 20000905-

0087103, AMENDED IN INSTRUMENT NUMBER 20001204-0119093, AND IN INSTRUMENT NUMBER 20010815-0088370, AND IN INSTRUMENT NUMBER 20040319-0031603, AND IN INSTRUMENT NUMBER 20041102-0131848, AND IN INSTRUMENT NUMBER 20100526-0040558; STORWATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NUMBER 20050825-0101604, (PHASE THREE, SECTION ONE); RIGHT OF WAY EASEMENT OF RECORD IN INSTRUMENT NUMBER 20060607-0067535; TRANSMISSION LINE EASEMENT OF RECORD IN BOOK 4428, PAGE 565; EASEMENT TO UNITED TELEPHONE COMPANY OF RECORD IN INSTRUMENT NUMBER 20020123-009340, (PHASE ONE); AGREEMENT OF DEDICATION OF EASEMENT OF RECORD IN BOOK 5078, PAGE 476; NOTICE OF HOLD ON BUILDING PERMITS OF RECORD IN INSTRUMENT NUMBER 20100218-0012636, AMENDED IN INSTRUMENT 20100426-0031357; SUBJECT TO ANY CREEK OR BRANCH RUNNING THROUGH OR ALONG THE BOUNDARY LINE OF SUBJECT PROPERTY; SUBJECT TO MINIMUM BUILDING SETBACK LINES, PUBLIC UTILITY AND DRAINAGE EASEMENTS, PLAT NOTES, AND TO ANY AND ALL MATTERS SHOWN ON SAID PLAT AND SURVEY OF RECORD IN INSTRUMENT NUMBER 20070703-0079200, AND TO THE ZONING REGULATIONS OF THE APPROPRIATE GOVERNMENTAL BODY; DETENTION MAINTENANCE AGREEMENT OF RECORD IN INSTRUMENT NUMBER 20070130-0012097; ALL OF SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO CHARLES E. JORDAN AND WIFE, ROBBIE JORDAN, BY WARRANTY DEED FROM OLD SOUTH PROPERTIES, INC. IN INSTRUMENT NUMBER 20131104-0114062 WITH THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Sworn to and Subscribed before me this 31 day of July, 2019.

Joie Jordan, Executrix of the Estate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, Joie Jordan, Executrix, the within named bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Notary Public

My Commission Expires: 11/8/2021

NATALIE L. SHACKLEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021