Karen Johnson Davidson County
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THIS INSTRUMENT PREPARED BY:
Reynolds & Reynolds, P.C.
55 Court Street, Suite A
Savannah, Tennessee 38372

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

EXECUTOR'S DEED

KNOW ALL MEN BY THESE PRESENTS, that I, **KAY KERBY,** acting solely in my capacity as Executor of the Estate of Billy Joe Kerby, for the consideration of Ten and No/100 ($10.00) Dollars and other good and valuable considerations to me in hand paid, the receipt and sufficiency of which are hereby acknowledged, have this day bargained and sold and do hereby bargain, sell, transfer and convey to **THERESA KERBY,** the following tract of land, lying and being in Davidson County, State of Tennessee, and being more particularly bounded and described as follows, to-wit:

> Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 38 as shown on the plan of Harpeth Park, Section Three, of record in Book 4175, page 14, Register's Office for said County.
>
> Said Lot No. 38 fronts 75.84 feet on the westerly side of Regency Drive and runs back between lines 210.25 feet on its northeasterly line and 176.46 feet on its southerly line, to a dead line in the rear on which it measures 133.99 feet.
>
> Billy Joe Kerby and wife, Fannie Lee Kerby obtained title to the foregoing real property by Deed of Harpeth Builders, Inc., dated October 9, 1969, of record in Deed Book 4373, Page 520, Register's Office of Davidson County, Tennessee. Fannie Lee Kerby predeceased Billy Joe Kerby. Billy Joe Kerby died on January 15, 2016 with his Last Will and Testament being probated in the McNairy County Chancery Court on February 18, 2016, Docket No. P-1319. Pursuant to the terms of said Last Will and Testament, Billy Joe Kerby named Kay Kerby as Executor of his Estate, and the Grantor was duly appointed as same, and in Article IV of said Last Will and Testament, Billy Joe Kerby devised the above referenced property to Theresa Kerby.

TO HAVE AND TO HOLD the same to the said **THERESA KERBY,** and her heirs, forever.

Solely in my fiduciary capacity as Executor, I covenant with the said **THERESA KERBY** that I am lawfully seized of said land, have a good right to convey the same, and that it is unencumbered; and I bind myself, solely as Executor, to warrant and forever defend the title to the land conveyed to the said **THERESA KERBY** and her heirs, forever, against the lawful claims of all persons claiming the same by, through or under me, as Executor, but not further or otherwise.

WITNESS my signature, this the 9 day of September, 2019.

Kay Kerby Executor

KAY KERBY,
EXECUTOR

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, **KAY KERBY,** Executor of the Estate of Billy Joe Kerby, the within named bargainor, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand at office, this the 9 day of September, 2019.

Clarinda Bowman
NOTARY PUBLIC

My commission expires: 11/03/2020

Map & Parcel: 128 140 116.00

TAXPAYER'S ADDRESS:
Theresa Kerby
8051 Regency Drive
Nashville, TN 37209

CLARINDA BOWMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $10.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kay Kerby, EXECUTOR
AFFIANT

Sworn to and subscribed before me, this the 9 day of September, 2019.

Clarinda Bowman
NOTARY PUBLIC

My commission expires: 11/03/2020

CLARINDA BOWMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

DISCLAIMER

THIS DEED WAS PREPARED BY INFORMATION FURNISHED TO PREPARER, WITHOUT THE BENEFIT OF A TITLE EXAMINATION, TITLE SEARCH, OR ABSTRACT. DEUSNER & KENNEDY, ATTORNEYS AT LAW, MAKE NO WARRANTIES OR REPRESENTATIONS CONCERNING THE CONDITION OF THE TITLE TO THE ABOVE DESCRIBED REAL PROPERTY.