Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Susan Clark **P.O. Box 355** **Goodlettsville, TN 37072**	**MAP/PARCEL** **117 08 0 152.00**	**Susan Clark** **P.O. Box 355** **Goodlettsville, TN 37072**
This instrument prepared by: Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

EXECUTOR'S DEED

WHEREAS, **Peggy Jane Crenshaw** was the owner of that certain property located and known as 3004 Belmont Boulevard, Nashville, Davidson County, Tennessee 37212 and being more particularly described on EXHIBIT A attached hereto and incorporated herein by reference (the "Real Property").

WHEREAS, Peggy Jane Crenshaw died on July 22, 2019, and her will (the "Will of Peggy J. Crenshaw") is filed of record in the Probate Court of Davidson County, Tennessee, Docket Number 19P-1443.

WHEREAS, pursuant to the Will of Peggy J. Crenshaw, Robert D. Crenshaw was appointed as Executor of the Estate of Peggy J. Crenshaw.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

This deed is exempt from recording tax pursuant to T.C.A. section 66-5-209(3) as a transfer from a fiduciary in the course of administration of a decedent's estate.

Affiant

Subscribed and sworn to before me this 18th day of September, 2019.

Notary Public

My Commission Expires: 3/7/23

CELESTE TORGERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 288484 DEEDWARR
09/19/2019 11:59:55 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20190919-0095262

NOW, THEREFORE, IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Robert D. Crenshaw, Executor of the Estate of Peggy J. Crenshaw** (the "Grantor"), pursuant to the terms and conditions of the Last Will and Testament of Peggy J. Crenshaw, by these presents do hereby sell, assign, transfer, convey and quitclaim the Real Property to **Susan D. Clark** (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest, as Executor of the Estate of Peggy J. Crenshaw, in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Real Property").

The Real Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Real Property.

Grantor and Grantee acknowledge that this Deed was prepared from information in prior deeds; that no request was made that Brett R. Carter or Carter Shelton Jones, PLC perform a title examination; and that neither Brett R. Carter nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

This is improved property known as **3004 Belmont Boulevard, Nashville, TN 37212**

IN WITNESS WHEREOF, the undersigned has executed this Deed this 18th day of September 2019.

GRANTOR:

The Estate of Peggy J. Crenshaw

Robert D. Crenshaw

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert D. Crenshaw,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal on this the 18th day of September 2019.

Notary Public

My Commission Expires:
7/9/22

BRETT CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

(Legal Description)

BEING part of Lot No. 164 on the Map of Victoria Plan, as of record in Book 332, Page 10, Register's Office for said County, described as follows:

BEGINNING at a point in the easterly margin of Belmont Boulevard, 126 feet north of the margin of Clayton Avenue, said point being 4 feet north of the corner of Lots Nos. 164 and 165; thence easterly 56 feet to a point; thence southeasterly 42.3 feet, more or less, to a line between Lots Nos. 164 and 165; thence with the line between said lots, easterly 56 feet to the westerly margin of an alley; thence with the margin of same, northerly 60 feet to the comer of Lots Nos. 163 and 164; thence with the line between said lots, westerly 156 feet to the east line of Belmont Boulevard; thence with the margin of same, southerly 56 feet to the point of beginning.

BEING the same property conveyed to Grace Lee Pierce by deed from Mamie B. Bradley, the same being recorded in Deed Book 1764, Page 579, Register's Office for Davidson County, Tennessee. Grace Lee Pierce died testate in 1973 and by her Last Will and Testament of record in Will Book 107, Page 90, Probate Court for Davidson County, Tennessee, devised said property to Peggy Jackson Clark.

Being the same property conveyed by Peggy Jackson Clark to Peggy J. Crenshaw by deed of record in as Instrument No. 20050805-0092263, Register's Office for Davidson County, Tennessee.