Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Mark A. Clark **4300 Earlene Dr.** **Nashville, TN 37206**	**MAP/PARCEL** **061 12 0 179.00**	**Mark A. Clark** **4300 Earlene Dr.** **Nashville, TN 37206**
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 1207 Greenland Avenue, Nashville, Davidson County, Tennessee 37206 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

20190919-0095263

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 **Mark A. 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 **1207 Greenland Avenue, Nashville, TN 37206**

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 Lot No. 2 in a proposed subdivision of the east end of Lot No. 3 of the Williams Land or Sallie W. Love Tract.

SAID Lot No. 2 fronts (100) One Hundred feet on the northerly side of Greenland Road or Avenue extended, in the Eleventh Civil District of Davidson County. It extends back northwardly from said Greenland Road or Avenue on its western line (413' 3") Four Hundred and Thirteen feet and Three inches, and on its eastern line (415) Four Hundred and Fifteen feet, said western line being the eastern marginal line of a lot heretofore sold to N. C. Dillehay and wife. The northerly boundary of said Lot No. 2 is the southern boundary of Tract No. 4 of the said Williams Land.

BEING the same property conveyed to John F. Jackson and wife, Mary C. Jackson, by deed of record in Book 633, Page 145, Register's Office for Davidson County, Tennessee. John F. Jackson predeceased Mamie C. Jackson and as surviving tenant by the entirety, upon her death intestate in 1969, the property then vested in her only heirs at law, Rebecca Jackson Avril, Frances Jackson Zeller, and Peggy Jackson Clark. Rebecca Jackson Avril conveyed her interest therein to Peggy Jackson Clark by deed of record in Book 4492, Page 672. Frances Jackson Zeller conveyed her interest therein to Peggy Jackson Clark by deed of record in Book 4492, Page 670.

Being the same property conveyed by Peggy Jackson Clark to Peggy J. Crenshaw by deed of record in as Instrument No. 20050805-0092264, Register's Office for Davidson County, Tennessee.