This Instrument Prepared by:

The Law Offices of
LUVELL L. GLANTON, PLLC
915 Jefferson Street, 2nd Fl.
Nashville, TN 37208

ADDRESS OF NEW OWNER:
Beverly Frazier Childs
2082 Traemoor Village Dr.
Nashville, TN 37209

SEND TAX BILLS TO:
Same

PARCEL ID NO.
082070428.01

EXECUTRIX'S DEED

In order to provide muniment of title and for other valuable consideration received, the receipt of which hereby acknowledged, I, **BEVERLY FRAZIER CHILDS**, executrix for the Estate of the **ANNIE M. FRAZIER,** Davidson County Probate Docket Number 14P1648, pursuant to *LETTERS OF ADMINISTRATION* issued on March 16, 2015 and by virtue of the power and authority given in and by said last will and testament, and in order to carry out the provisions of laws of Descent and Distribution, for and on behalf of the estate, for the purpose of serving as muniment of title and further evidencing the divestiture of title in and to the premise hereinafter described in the aforesaid estate, or any person or entity claiming by, under, or through title of **ANNIE M. FRAZIER** do hereby devise, release, grant, bargain, sell, convey and forever quitclaim to **BEVERLY FRAZIER CHILDS**, individually, and her heirs and assigns forever, the following parcels of real property located in Davidson County, Tennessee, to-wit:

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

> Being part of an unnumbered tract shown on the Plan of Sarah A. Hart's Subdivision, as of record in Book 57, page 151, Register's Office for said County, described as follows: BEGINNING at a point in the west margin of North 5th Street, 450 feet south of the south margin of Arrington Street, thence westerly parallel to the south line of Arrington Street, 170 feet to an alley; thence southerly 50 feet to the northwest corner of Lot #34 of said Sarah Hart's Plan; thence with the line of the same, easterly 170 feet to the west margin of North 5th Street; thence with the margin of same, northerly 50 feet to the beginning.
>
> Being the same real property conveyed to ANNIE MAE FRAZIER (Also known as Annie Mai Frazier) and JOHNNY FRAZIER, a widower at the time of the purchase, by deed of record in Book 5551, page 429 of the Register's Office for Davidson County, Tennessee. The said Johnny Frazier died intestate on July 28, 1980 while a resident of Davidson County, Tennessee, leaving four (4) children as his heirs-at-law, being the undersigned Annie Mai Frazier, (also known as Anne Mae Frazier), Nannie C. Adams, Hobart Frazier and Clifton Frazier. It is the intent of the undersigned to convey the one-half undivided interest of Johnny Frazier, deceased, to Annie Mai Frazier (also known as Annie Mae Frazier) such that she will own the entire property in fee simple absolute.

TOGETHER with all right, title and interest, if any, of the party of the second part, in and to any streets and roads abutting the above-described premises to the center lines thereof; TOGETHER with the appurtenances and also all the estate therein, which the party of the first part has or has power to convey or dispose of, whether individually, or by virtue of said will or otherwise; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the distributees or successors and assigns of the party of the second part forever.

Karen Johnson Davidson County
Batch# 290021 DEEDWARR
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Fees: $12.00 Taxes: $0.00
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AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, I have hereunto set my signature, on this the 13 day of August 2019.

Beverly F. Childs

BEVERLY FRAZIER CHILDS, as Executrix of the Estate of Annie M. Frazier

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On the 13th day of August, 2019 before me, the undersigned, personally appeared **BEVERLY FRAZIER CHILDS**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted executed the instrument.

Jewell L. Grimes

NOTARY PUBLIC

My Commission Expires: 1-3-23

OATH OF ACTUAL CONSIDERATION PURSUANT TO T.C.A. 67-4-409(a)(4)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, **BEVERLY FRAZIER CHILDS**, hereby offer this instrument for recording within the meaning of the statutes of the State of Tennessee, under Tennessee Code Annotated Section 67-4-409(a)(4), hereby swear or affirm that the actual consideration for this transfer is $-0-.

Beverly F. Childs

AFFIANT, BEVERLY FRAIZER CHILDS

Sworn to and subscribed before me this 13 day of August, 2019

Jewell L. Grimes

NOTARY PUBLIC

My Commission Expires: 1-3-23