Executor's Warranty Deed

The actual consideration or value for this transfer is $ -0-

AFFIANT

STATE OF TENNESSEE,
COUNTY OF Davidson

SWORN TO AND SUBSCRIBED before me this 8th day of October, 2019.

NOTARY PUBLIC
My Commission Expires: 03/03/2020

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Karen Johnson Davidson County
Batch# 299932 DEEDWARR
10/11/2019 12:09:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20191011-0104523

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd. Old Hickory, TN. 37138 - (615) 847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
LINDA F. KEY 3364 Tyringham Dr. W. Palm Beach, FL. 33406-5034	New Owner	Davidson Co. 086 01 0 / 023.00 Robertson Co. 091C- Gp C- Pcl 017.00

In further fulfillment of the terms of Paragraph "Seventh" of the ***Last Will and Testament*** of PATRICIA G. SINGLETARY, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **LINDA F. KEY**, Executrix of the **Estate of PATRICIA G. SINGLETARY**, the GRANTOR herein, by these presents do transfer, and convey unto:

LINDA F. KEY, a Married woman, the GRANTEE herein, her heirs and assigns, all right title and interest, equitable and otherwise, in a certain tract or parcel of land located in the State of Tennessee, described as follows:

See EXHIBIT "A" Attached hereto

The above description is the same as in the previous deed of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever. On behalf of the Estate, I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. I do further covenant and bind the Estate and its representatives, in their representative capacity to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances, restrictions and all matters of record in the Davidson County Register's Office as to Tract I, and Robertson County as to Tract II, as may affect the premises including the following:

Real Property Taxes for the year 2019.

The Executor by signing this Deed declares that the Estate of PATRICIA G. SINGLETARY is solvent, and has no outstanding claims or taxes. The Executor releases any right the Executor has to recover this property in the event of subsequent insolvency of this Estate.

Witness my hand this 8th day of October, 2019.

The Estate of PATRICIA G. SINGLETARY

By: LINDA F. KEY, Executrix

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named LINDA F. KEY, the Executrix for The Estate of PATRICIA G. SINGLETARY, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument, as such Executrix for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee this 8th day of October, 2019.

NOTARY PUBLIC

My Commission Expires: 03/03/2020

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

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QUITCLAIM DEED

From: The Estate of PATRICIA G. SINGLETARY

To: LINDA F. KEY

Property:

107 Prentiss Drive,
Old Hickory, TN. 37138
&
2400 B - N. Hillcrest Drive
Springfield, TN 37172

This Instrument was Prepared by:

Johnny Ellis
Attorney at Law
3844 Old Hickory Blvd.
Old Hickory TN. 37138
(615) 847-2000

www.ljelaw.com

EXHIBIT A

TRACT I (Davidson County)
107 Prentiss Drive,
Old Hickory, TN. 37138
Tax Map/Parcel: 053 16 0 / 076.04

A certain tract of real property located in **Davidson** County, Tennessee described as follows:

> Land in Davidson County, Tennessee, being part of Lot 10 Life and Casualty insurance Company Subdivision, not of record and Being Lot No 1 on a Plat made October 21, 1963, by Hickerson and Hickerson Engineers, and described as follows: Beginning at an iron pin in the Southwesterly direction of the Tennessee Central railroad right-of-way, said point being 432.9 feet Northwesterly from Pitts Avenue and from said point runs South 50° 20 East 70 feet with the said right-of-way boundary, to an iron pin; thence South 39° 40' West.140.8 feet to an iron pin; thence North 50° 5' West 53.4 feet to an old established fence line; thence North 33° 50' East 142.7 feet with said old established fence line to the point of beginning.

Being the same property conveyed to Patricia G. Singletary, a single woman, by deed from Kathy J. Rohtert, unmarried, dated 4/30/2004 and of record as Instrument #20040505-0051440, Register's Office for Davidson County, Tennessee.

TRACT II (Robertson County)
2400 B - N. Hillcrest Drive
Springfield, TN 37172
Tax Map/Parcel: 091C, Group C, Parcel 017.00

A certain tract of real property located in **Robertson** County, Tennessee described as follows:

> Part of Lots 12 & 13 in Block "D" Hillcrest Subdivision as shown on Plat of record in Plat Book 101, page 295, Register's Office for Robertson County, Tennessee, as further described in Deed of record in Record Book 1599, page 909, said Register's Office, to which reference is made for a more complete description.

Being the all same property vested in Patricia G. Singletary by Affidavit of Heirship of record in Record Book 1842, page 310, Register's Office for Robertson County, Tennessee.

The said Patricia G. Singletary having died June 15, 2019, Testate in Davidson County, Tennessee, Probate Case #19P-1400, devising the herein described property to Linda F. Key.

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and custodian of the Electronic version of the attached document tendered for registration herewith and that this is a True and Correct copy of the original Document executed and authenticated according to Law.

Leroy Johnston Ellis, IV,
Attorney at Law, BPR #17968

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Anisha Lala the undersigned, a notary public in the state of Tennessee, personally appeared Leroy Johnston Ellis, IV, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Anisha Lala
NOTARY PUBLIC

My Commission Expires: 07-09-22

ANISHA LALA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

This Certificate Prepared by:
Johnny Ellis, Attorney at Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com