Karen Johnson Davidson County
Batch# 325724 DEEDWARR
12/05/2019 03:31:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20191205-0125837

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CWS)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

EXECUTOR'S DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Joseph Pritchard 1024 2nd Ave. S Nashville, TN 37210	same	093 15 0 325.00

WHEREAS, David Pritchard (the "Decedent") died on September 19, 2018, and Decedent's Last Will and Testament, dated July 20, 2018, was admitted to probate on November 8, 2018, as File No. 18P1830 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) (the "Will"); and

WHEREAS, Susan Pritchard is the duly appointed Executor (the "Executor") of the Decedent's Estate (the "Estate") under the Will; and

WHEREAS, the Executor desires to convey all of the Decedent's right, title and interest in and to certain real property located in Davidson County, Tennessee, and any improvements thereon, described on **Exhibit A** attached hereto and incorporated herein by this reference (the "Property") to Joseph Pritchard, in order to settle matters of the Estate in accordance with the terms of the Will.

NOW, THEREFORE, in consideration of the foregoing premises and no other monetary consideration, the Executor hereby transfers, and conveys all of the Executor's right, title and interest in the Property to Joseph Pritchard (the "Beneficiary").

This is unimproved property known as 1022 2nd Avenue South, Nashville, Tennessee 37210.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Beneficiary, its successors and assigns, forever; and the Executor hereby transfers, assigns, and sets over unto the Beneficiary, all of the Estate's right, title and interest in the said Property with full benefit of the Executor's warranties to the maximum extent that she can or should do as Executor, but not further or otherwise.

IN WITNESS WHEREOF, the Executor has executed this instrument this 2nd day of December, 2019.

Susan Pritchard, Executor
Estate of David Pritchard

STATE OF PA)
)
COUNTY OF COLUMBIA)

Personally appeared before me, a Notary Public in and for said State and County, Susan Pritchard, who upon oath acknowledged that she is the Executor of the Estate of David Pritchard, deceased, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in BLOOMSBURG, PA., this 2ND day of DECEMBER, 2019.

Notary Public

My Commission Expires: 8/18/22

Commonwealth of Pennsylvania - Notary Seal
Eileen Cizewski, Notary Public
Columbia County
My commission expires August 18, 2022
Commission number 1226924
Member, Pennsylvania Association of Notaries

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. 67-4-409 (a)(3)(D).

Affiant

Subscribed and sworn to before me this 5th day of December, 2019.

Notary Public

My Commission Expires: 9/7/2021

BEVERLY SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Exp. Sept. 7, 2021
DAVIDSON COUNTY

899608.1 12665-001

EXHIBIT A

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 11 on the plan of Gibson-Abbott Subdivision in South Nashville, Tennessee, of record in Minute Book (C), page 171, Chancery Court at Nashville, Tennessee.

Said Lot Number 11 fronts 31 feet on the easterly side of Second Avenue South, formerly Market Street, and runs back between parallel lines 188 feet, more or less , to an alley.

Being the same property conveyed to David Pritchard by Quitclaim Deed from J. Michael Smith and Carole J. Smith, of record at Instrument No. 20041230-0154669, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is unimproved property known as 1022 2nd Avenue South, Nashville, Tennessee 37210.

CERTIFICATE OF AUTHENTICITY

I, Carolyn W. Schott, do hereby make oath that I am a licensed attorney and/or the 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.

Carolyn W. Schott

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Carolyn W. Schott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 5th day of December, 2019.

Notary Public

My Commission Expires: 9/7/2021

BEVERLY SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Exp. Sept. 7, 2021
DAVIDSON COUNTY

899608.1 12665-001