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

Karen Johnson Davidson County
Batch# 327514 DEEDWARR
12/10/2019 01:54:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20191210-0127361

EXECUTOR'S DEED

Address New Owners:
Joseph Pritchard
1024 2nd Ave. S.
Nashville, TN 37210

Send Tax Bills To:
same

Map/Parcel Number:
Map 093 15
Part of Parcel 323.00

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, 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 1020 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 6th 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 6th day of December, 2019.

Notary Public

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

My Commission Expires: 8/18/22

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 10th day of December, 2019.

Notary Public

My Commission Expires: 9/7/21

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

899472.1 12665-001

EXHIBIT A

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

Land in Davidson County, Tennessee, being Lot No. 10 in the Plan of the property sold in the cause of Chas. N. Abbott, et al, vs. Robert Gibson, et al, of record in Minute Book C, Page 171, Chancery Court of Davidson County, Tennessee.

Said Lot No. 10 fronts 31 feet on the east side of Market Street and runs back to an alley.

Being part of the same property conveyed to David Pritchard by Warranty Deed from Jesse M. Smith, of record at Instrument No. 20051114-0137160, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions, zoning regulations and building setback lines, recorded or unrecorded.

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

This is unimproved property known as 1020 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 10th 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

921031.1 12665-001