Karen Johnson Davidson County
Batch# 337180 DEEDWARR
01/02/2020 11:07:08 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20200102-0000240

EXECUTOR'S DEED

Address New Owners:
Fernanda Maruri
5837 Woodlands Ave.
Nashville, Tennessee 37211

Send Tax Bills To: Stadio Bank
124 12th Avenue S
Ste 400
Nashville, TN 37203

Map/Parcel Number:
172-030-B-087.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s) and other good and valuable consideration, the receipt of which is hereby acknowledged, the Estate of Donna P. Clark, Sharon Walker Rector and Susan Wade Walker, Co-Executors, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto Fernanda Maruri, unmarried, Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 87 on the Plan of The Woodlands, Phase 2 as of record in Plat Book 6900, Page 635, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Donna P. Clark and Steven A. Clark, wife and husband, by Warranty Deed from Dianne Papai and Gary W. Papai, wife and husband, dated June 19, 2001 and filed of record in Instrument No. 20010620-0065310, in the Register's Office of Davidson County, Tennessee.

The said Steven A. Clark having since died on July 14, 2012, leaving Donna P. Clark as sole surviving tenant by the entirety. The said Donna P. Clark having since died on April 6, 2019 (TennCare Release dated 8/26/2019), and a copy of her Last Will and Testament was admitted to probate on May 2, 2019, as Docket No. 19P757 in the Seventh Circuit Court for Davidson County, Tennessee Probate Division. Sharon Walker Rector and Susan Wade Walker were duly appointed Co-Executors of the Estate of Donna P. Clark by Letters Testamentary, dated May 2, 2019 from the Seventh Circuit Court for Davidson County, Tennessee Probate Division, Docket No. 19P757.

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

This is improved property known as 5837 Woodlands Avenue, Nashville, Tennessee 37211.

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(s), their successors and assigns, forever; and the Co-Executors hereby transfer, assign, and set over unto the Grantee(s), all of the Estate's right, title and interest in the said Property with full benefit of the Co-Executors' warranties to the maximum extent that the can or should do as Co-Executors, but not further or otherwise.

IN WITNESS WHEREOF, the Co-Executors have executed this instrument this 27 day of Dec., 2019.

Sharon Walker Rector

Sharon Walker Rector, Co-Executor
Estate of Donna P. Clark

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Sharon Walker Rector, who upon oath acknowledged that she is the Co-Executor of the Estate of Donna P. Clark, 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 Nashville, Tennessee, this 27 day of Dec., 2019.

Notary Public

My Commission Expires: 03-07-23

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Susan Wade Walker

Susan Wade Walker, Co-Executor
Estate of Donna P. Clark

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Susan Wade Walker, who upon oath acknowledged that she is the Co-Executor of the Estate of Donna P. Clark, 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 Nashville, Tennessee, this 30th day of Dec, 2019.

Notary Public

My Commission Expires: 23 Feb 2023

TIM FISHER STATE OF TENNESSEE NOTARY PUBLIC SEVIER COUNTY

923380.3 12948-001

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, hereby offering 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 $370,000.00.

Subscribed and sworn to before me this 27th day of December, 2019.

Notary Public

My Commission Expires:

TAMMY SEXTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires July 13, 2020

Prepared by:
Athens Title & Escrow
5115 Maryland Way
Brentwood TN 37027

923380.3 12948-001