THIS INSTRUMENT WAS PREPARED BY:

EMILY C. GREEN, BPR #033317
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(From Information Supplied: No Title Examination)

Karen Johnson Davidson County
Batch# 360608 DEEDQC
02/20/2020 08:45:37 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200220-0018766

State of Tennessee)
County of Robertson)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF FEBRUARY, 2020.

NOTARY PUBLIC

My Commission Expires

EMILY C. GREEN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

EXECUTOR'S DEED

ADDRESS OF NEW OWNER(S)
Vicki Gail Otto & Karen Hemby
6236 Henry Ford Drive
Nashville, TN 37209

SEND TAX BILLS TO:
6236 Henry Ford Drive
Nashville TN 37209

MAP/PARCEL:
0290 12 0 195.00

THIS EXECUTRIX'S DEED, executed on this the 17th day of February, 2020, is entered into between **VICKI GAIL OTTO, EXECUTRIX OF THE ESTATE OF JAMES DOUGLAS HEMBY** (hereinafter referred to as "Grantor") and **VICKI GAIL OTTO, AND KAREN HEMBY** (hereinafter referred to as "Grantees").

WHEREAS James Douglas Hemby died testate, a citizen and resident of Davidson County, Tennessee, on June 14, 2019, and by his Last Will and Testament probated with the Seventh Circuit Court for Davidson County, Tennessee, case number 19P1193, he appointed Vicki Gail Otto as Executrix of his estate; and

WHEREAS, by the terms of the Last Will and Testament of James Douglas Hemby, he devised his interest to certain real property located Davidson County, Tennessee to the Grantees,

Vicki Gail Otto and Karen Hemby; and

NOW, THEREFORE, Vicki Gail Otto, in her fiduciary capacity as Executrix of the Estate of James Douglas Hemby, for and in consideration of the sum of TEN DOLLARS ($10.00), in hand paid by the said Grantee, the receipt of which is hereby acknowledged, does hereby bargain, sell, and Quit Claim unto the said Grantees, their respective heirs, successors and assigns, all of the Grantor's right, title and interest in and to the below described property, of record in Register's Office for Davidson County, Tennessee, Book 3034, Page 481 to wit:

> **Land in Davidson County, Tennessee, being Lot No. 225 on the Plan of Charlotte Park, Section III, of record in Book 2663, page 70, Register's Office for said County.**
>
> **Said Lot No. 225 fronts 64 feet on the easterly side of Henry Ford Drive and runs back 164 feet on the northerly line and 168 feet on the southerly line to a dead line in the rear on which is measures 88 feet.**
>
> **Being the same property conveyed to E. D. Lankford and Clayton E. Lankford, Tenants in Common, by deed from Consolidated Developments, Inc., of record in Book 2806, page 170, said Register's Office.**
>
> **Being the same property conveyed to James D. Hemby and wife, Barbara J. Hemby, by deed from E. D. Lankford and Clayton E. Lankford, of record in Book 3034, Page 481, Register's Office for Davidson County, Tennessee. The said Barbara Hemby died on November 20 2009, and ownership of this property passed to her husband, James D. Hemby, as tenants by the entirety.**
>
> **This conveyance is made subject to restrictive covenants of record in Book 2803, Page 210, said Register's Office, and also subject to an agreement with reference to a sewerage system, of record in Book 2593, Page 566, said Register's Office.**

And now, **VICKI GAIL OTTO** in her fiduciary capacity as Executrix of the Estate of James Douglas Hemby, for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby quitclaim and convey all property interest unto the Grantees—Vicki Gail Otto and Karen Hemby—their respective heirs and assigns, the same property hereinabove described and set

forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth;

IN WITNESS WHEREOF, the Grantor, **VICKI GAIL OTTO** in his fiduciary capacity as Executrix of the Estate of James Douglas Hemby, has hereunto set his hand on this the 17th day of February, 2020.

ESTATE OF JAMES DOUGLAS HEMBY

Vicki D. Otto

BY: VICKI GAIL OTTO, EXECUTRIX

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **VICKI GAIL OTTO** in her capacity as Executrix of the Estate of **JAMES DOUGLAS HEMBY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal this the 17th day of February, 2020.

Emily C. Green

NOTARY PUBLIC

7/20/21

My Commission Expires

EMILY C. GREEN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY