SEND TAX BILLS AND
ADDRESS NEW OWNER:
CODY SCOTT BLACKWELL, Trustee
of the Testamentary Trust of
Thomas Ray Blackwell, Jr.

2424 Eastland Avenue
Nashville, TN 37206

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
83 - 10 - 145
83 - 1 - 343

EXECUTOR'S DEED

I.

Recitals

1.1 THOMAS RAY BLACKWELL, JR. died testate on April 29, 2019, while a resident of Sumner County, Tennessee.

1.2 The undersigned is the Personal Representative under the Last Will and Testament of THOMAS RAY BLACKWELL, JR. admitted to probate on May 21, 2019 and is recorded in Docket No. 2019PR - 225, Office of the Probate Court in Chancery for Sumner County, Tennessee, at Gallatin.

1.3 The decedent owned land in Davidson County, Tennessee, more particularly described below and in the Deeds recorded in Instrument No. 20170720-0073496, and 20130128-0008892, Register's Office for Davidson County, Tennessee.

1.4 All debts of decedent have been paid.

II.

Conveyance

Pursuant to Item II of the Decedent's Will and as Personal Representative of the Last Will and Testament of THOMAS RAY BLACKWELL, JR., I, CODY SCOTT BLACKWELL, hereby bargain, transfer and convey to CODY SCOTT BLACKWELL, TRUSTEE of the TESTAMENTARY TRUST OF THOMAS RAY BLACKWELL, JR., the property described as follows:

Tract 1: (1605 Gartland Avenue, M/P 83-10-145)

Land in Davidson County, Tennessee, with a parcel identification number of 083100145.00, being Lot No. 6 on an unrecorded map showing a subdivision of a part of the north part of Lot No. 81 on the plan of Lockeland, or Chadwell Home Place in East Nashville, as of record in Book 57, Page 135, in the Register's Office of Davidson County, Tennessee, to which reference is made for a more complete and accurate legal description and described according to a survey made by Pete Meyer, December 27, 1945, as follows:

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ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Karen Johnson Davidson County
Batch# 370594 DEEDWARR
03/11/2020 08:05:58 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200311-0027039

Beginning on the northerly margin of Gartland Avenue at a point 276.1 feet west of the westerly margin of North 17th Street, being the corner of Lot Nos. 5 and 6 on said unrecorded map; thence with the line between said two lots northwardly 142.2 feet; thence westwardly 54.9 feet to the corner of Lot Nos. 6 and 7; thence with the line between said two lots southwardly 141.3 feet to the northerly margin of Gartland Avenue; thence with said avenue eastwardly 55 feet to the beginning.

Being the same property conveyed to Thomas R. Blackwell, Jr., by Quitclaim Deed from Thomas R. Blackwell, dated July 19, 2017, recorded July 20, 2017, in Instrument No. 20170720-0073496, Register's Office for Davidson County, Tennessee.

Tract 2: (1105 North 14th Street, M/P 83-1-343)

Being Lot No. 8 on the plan of Martha Martin Lands, as of record in Plat Book 161, Page 101, Register's Office for Davidson County, Tennessee, and formerly of record in Book 8, Pages 441 and 442, said Register's Office, described according to a survey made by Ralph W. C. Lambert, Surveyor, May 3, 1952, as follows:

Beginning at the southeast corner of Roberts Avenue and North 14th Street; thence with the easterly margin of North 14th Street, southwardly 96 feet to a point 81.55 feet north of the northerly margin of Sharpe Avenue; thence eastwardly 106.5 feet to the westerly line of the property conveyed to Christopher D. Denton and wife, by deed from Norma Beasley Reed Wilburn, of record in Book 2301, Page 83, said Register's Office, at a point 81.5 feet north of the northerly margin of Sharpe Avenue; thence with said line northwardly 95 feet to the southerly margin of Roberts Avenue; thence with said avenue westwardly 97.5 feet to the beginning.

Being the same property conveyed to Thomas R. Blackwell, Jr. by Warranty Deed from Joanna Henderson Blackwell, dated January 24, 2013, recorded January 28, 2013, in Instrument No. 20130128-0008892, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described property unto CODY SCOTT BLACKWELL, Trustee of the Testamentary Trust of Thomas Ray Blackwell, Jr., forever in fee simple.

Executed this the 17 day of February, 2020.

FERGUSON & BELOTE
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615-824-0989

CODY SCOTT BLACKWELL
Personal Representative of the Estate of
THOMAS RAY BLACKWELL, JR., Deceased

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, CODY SCOTT BLACKWELL, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained in the capacity therein stated.

Witness my hand at office on this 14th day of February, 2020.

NOTARY PUBLIC

My Commission Expires: 03/21/2023

WILLIAM PERKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY of SUMNER

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $ None.

AFFIANT

Subscribed and sworn to before me, this the 14th day of February, 2020.

NOTARY PUBLIC

My Commission Expires: 3/21/2023

WILLIAM PERKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY of S

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