Karen Johnson Davidson County
Batch# 405648 DEEDWARR
05/26/2020 11:49:07 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200526-0053923

Box 10-B

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: 8/2/2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION HAS BEEN PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JO ANN JORDAN, ET AL	**SAME**	**103-15-0B-010.00**
(NAME) **4487 POST PLACE #10**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

EXECUTOR'S DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, ROSE MARY MCCALL AND JO ANN JORDAN, CO-EXECUTRIXES UNDER THE LAST WILL AND TESTAMENT OF LYNDREL L. HUTCHISON,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROSE MARY MCCALL AND JO ANN JORDAN, AS TENANTS IN COMMON,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 10 of Lions Head Condominium, a Condominium or horizontal property regime established by Master Deed of record in Book 5340, page 70, Register's Office for Davidson County, Tennessee, and shown on a plan of record in Book 5200, page 82, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to T. J. Neal and Lyndrel Hutchison, as joint tenants with rights of survivorship, from Frances R. Lentz by deed dated July 31, 1998 of record in Book 11045, page 394, Register's Office for Davidson County, Tennessee. Further, being conveyed to T. J. Neal and Lyndrel Hutchison, both unmarried, as tenants in common, from Lee A. Cohen, Trustee, by quitclaim deed dated April 16, 2008 of record in Instrument No. 2008417-0039060, said Register's Office. The said T. J. Neal having since died testate on November 24, 2011 naming Doss Wesley Neal, Thomas J. Neal, Jr. and Judith Kaplan as his sole residual beneficiaries. Doss Wesley Neal, Thomas J. Neal, Jr., and Judith Kaplan conveyed their interest to Lyndrel Hutchison by quitclaim deed dated March 8, 2012 of record in Instrument No. 20120330-0027085, said Register's Office. The said Lyndrel Hutchison a/k/a Lyndrel L. Hutchison died testate on or about October 24, 2019. The Last Will and Testament of LYNDREL L. HUTCHISON having since been admitted to Probate in the Seventh Circuit Court for Davidson County, Tennessee Probate Division, bearing Docket 19-P2046, directs the co-executrixes, Rose Mary McCall and Jo Ann Jordan, to sell said property and divide the net proceeds of said sale between them.

This conveyance is subject to any and all easements, restrictions, and conditions which may affect said property in the Register's Office for Davidson County, Tennessee.

****THIS IS THE SAME LEGAL DESCRIPTION AS THE PRIOR DEED OF RECORD.****

Unimproved ( )
This is improved(**X**) property, known as **4487 POST PLACE, UNIT 10, NASHVILLE, TN 37205**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 22 day of May, 2020.

JO ANN JORDAN, CO-EXECUTRIX OF THE ESTATE OF LYNDREL L. HUTCHISON

ROSE MARY McCALL, CO-EXECUTRIX OF THE ESTATE OF LYNDREL L. HUTCHISON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JO ANN JORDAN, Co-Executrix of the Estate of Lyndrel L. Hutchison,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 22 day of May, 2020.

My Commission expires: 5/2/2022

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ROSE MARY McCALL, Co-Executrix of the Estate of Lyndrel L. Hutchison,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 22 day of May, 2020.

My commission expires: 5/2/2022

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON