Karen Johnson Davidson County
Batch# 410167 DEEDQC
05/04/2020 02:26:15 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200604-0057608

This Instrument Prepared By:
Alan C. Housholder, Attorney
102 Woodmont Blvd., Suite 510
Nashville, TN 37205

EXECUTORS'S DEED

Address New Owners:
Sanjay Kumar
6125 Melbourne Drive
Nashville, TN 37215

Send Tax Bills To:
Same

Map/Parcel Number:
158-3/44

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 28 day of February, 2020.

ALAN C. HOUSHOLDER NOTARY PUBLIC TENNESSEE My Comm Exp. July 6, 2020 COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 7/6/2020

WHEREAS, Rajindra Kumar ("the "Decedent") died on November 21, 2019 and Decedent's Last Will and Testament, dated February 23, 2009 and the Codicil, dated February 23, 2009, were admitted to probate on February 12, 2020, as Case No. 20P-230 in the Probate Court For Davidson County, Tennessee (the "Will");

WHEREAS, Sanjay Kumar was duly appointed Executor (the "Executor") of the Decedent's Estate (the "Estate") under the Will; and

WHEREAS, pursuant to the Will, certain real property located in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by this reference (the "Property") is devised to Sanja Kumar under the Will of Rajindra Kumar.

WHEREAS, the Executor desires to convey all of the Decedent's right, title and interest in and to the Property in accordance with the Will.

NOW, THEREFORE, in consideration of the foregoing premises and no other monetary consideration, the Executor hereby transfers and conveys all of the Estate's

right, title and interest in the Property to Sanjay Kumar, under the Will of Rajindra Kumar, the "Beneficiary".

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

This is improved property located at 6125 Melbourne Drive, Nashville, Tennessee 37205.

This is the same real property conveyed to Rajindra Kumar and wife, Kay F. Kumar, by deed from Rajindra Kumar, of record in Book 10358, Page 136, said Register's Office and from Kay F. Kumar to Rajindra Kumar of record in Deed Book 2002 0606-0068754 Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Beneficiary, their successors and assigns, forever; and the Executor hereby transfers, assigns, and set 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 he can or should do as Executor, but not further or otherwise.

IN WITNESS WHEREOF, the Executor has executed this instrument this 28th day of February, 2020.

Sanjay Kumar

Sanja Kumar

STATE OF TENNESSEE)
COUNTY OF DAVIIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Sanja Kumar, who upon oath acknowledged that he is the Executor of the Estate of Rajindra Kumar, deceased (the"Estate"), 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 he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 28th day of February, 2020.

ALAN C. HOUSHOLDER NOTARY PUBLIC TENNESSEE My Comm Exp. July 5, 2020 COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 7/6/2020

EXHIBIT A

Land in Davidson County, Tennessee, being lot No. 118 on the Plan of Hillsboro Park, Section 3, as of record in Book 2663, Page 94, 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 Rajindra Kumar and wife, Kay F. Kumar, by deed from Rajindra Kumar, of record in Book 10358, Page 136, said Register's Office and from Kay F. Kumar to Rajindra Kumar of record in Deed Book 2002 0606-0068754 Register's Office for Davidson County, Tennessee.