Karen Johnson Davidson County
Batch# 423680 DEEDWARRSP
06/23/2020 12:50:46 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200623-0067609

TN Deed-Warranty (Special)

THIS INSTRUMENT PREPARED BY: Thomas Szaniawski, Esq. 2110 Elliston Place, Apt. 319 Nashville, TN 37203	OATH OF VALUE: *See affidavit annexed hereto.*
NEW OWNER (GRANTEE) ADDRESS: SUZANNE DABBS REEVES 110 Aberdeen Lane Madison, AL 35758	SEND TAX BILLS TO: SUZANNE DABBS REEVES 110 Aberdeen Lane Madison, AL 35758
MAP & PARCEL NUMBERS: 161 08 0 032.00	

EXECUTOR'S SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that in exchange for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, DOUGLAS CLARK DABBS AS DULY APPOINTED AND SERVING EXECUTOR OF THE ESTATE OF GUSS GOBELET DABBS ("Grantor"), a married man residing in Davidson County at 2304 Sunnett Place, Nashville, Tennessee 37211, does hereby convey and transfer unto SUZANNE DABBS REEVES a/k/a SUZANNE LARUE REEVES ("Grantee"), a married woman residing at 110 Aberdeen Lane, Madison, Alabama 35758, as well as unto Grantee's heirs, successors, and assigns, forever, the following-described tract or parcel of improved real property located in Davidson County, Tennessee; to wit:

Real property, consisting of approximately 0.52 acres, situated in Davidson County, designated as Lot No. 8 on the Plan of Southwood Subdivision, of record in Book 2663, pages 125–126 in the Office of the Register of Deeds, Davidson County; and being the same real property designated as Map & Parcel No. 161 08 0 032.00; and along with any and all improvements thereon, or appurtenant to, the said real property, to wit:

Said Lot 8 fronts 70 feet on the north side of Raywood Lane and runs back 261.66 feet on the east line and 273.69 feet on the west line to a dead line in the rear on which it measures 89 feet.

Being the same improved real property commonly known as 5209 Raywood Lane, Nashville, Tennessee 37211.

Being the same real property conveyed and transferred to grantees GUSS G. DABBS and wife, JOYCE L. DABBS, as tenants-by-entirety, by grantor HILLVIEW COMPANY, by Warranty Deed dated December 18, 1959, of record in Book 2998, page 169 in the Office of the Register of Deeds for Davidson County.

Being the same real property of which GUSS G. DABBS became the sole owner in fee simple, by operation of law as surviving tenant-by-entirety, immediately upon the death of his co-tenant wife, JOYCE L. DABBS, on April 7, 2012.

Said GUSS G. DABBS ("Testator") having been born September 23, 1929 in Perry County, Tennessee, in the town of Linden; and with Testator's residence immediately prior to death having been 5209 Raywood Lane in Nashville, County of Davidson; and with Testator having died on November 17, 2019, at age ninety (90), in Williamson County; and with Testator having left behind the following surviving heirs-at-law and next-of-kin:

DOUGLAS CLARK DABBS, only surviving son; and
SUZANNE DABBS REEVES a/k/a SUZANNE LARUE REEVES, only surviving daughter.

And with Testator's probate estate being administered under Docket No. 19P2224 in the Circuit Court of Davidson County (Probate Division); and with the complete record of said proceeding being incorporated into this instrument as though set forth fully herein; and with Testator having left behind that certain *Last Will & Testament of GUSS G. DABBS* dated February 20, 2013 (the "Will"), which has been filed with the court in the above-referenced proceeding; and with Grantor having been duly appointed to serve as executor of the aforementioned estate via *Letters Testamentary* issued January 13, 2020 in the above-referenced proceeding; and with the Will providing that the within-described real property is to be devised to SUZANNE LARUE REEVES (a/k/a SUZANNE DABBS REEVES).

TO HAVE AND TO HOLD the said tract or parcel of land, together with all the improvements thereon and the appurtenances thereunto, belonging unto the said Grantee, her heirs, successors, and assigns, in fee simple, forever.

GRANTOR HEREBY COVENANTS to Grantee that Grantor is lawfully seized and possessed of this land, and has a right to convey it, and Grantor warrants and shall defend title against the lawful claims and demands of all persons claiming under Grantor. Grantor further covenants that the said property is free from any lien or encumbrance created by Grantor.

ALL WARRANTIES of Grantor herein contained are expressly limited to those persons or parties claiming by, through, or under Grantor.

IN WITNESS WHEREOF, Grantor hereupon sets his hand this 23 day of June, 2020:

Signature: _____

DOUGLAS CLARK DABBS, DULY APPOINTED AND SERVING EXECUTOR OF THE ESTATE OF GUSS GOBELET DABBS
2304 Sunnett Place
Nashville, Tennessee 37211

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Richard A Miller III, a Notary Public of this county, DOUGLAS CLARK DABBS, 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.

WITNESS MY HAND, at office, this 23rd day of June, 2020.

RICHARD A. MILLER III
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY of RUTHERFORD

NOTARY PUBLIC

My Commission Expires: 05-22-2022

OATH OF CONSIDERATION
PURSUANT TO § 67-4-409 OF THE TENNESSEE CODE ANNOTATED

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Your below-named affiant, being duly sworn, deposes and says the following under penalty of perjury:

1. I, DOUGLAS CLARK DABBS, am the duly appointed and serving executor of the Estate of GUSS GOBELET DABBS, administered under Docket No. 19P2224 in the Circuit Court of Davidson County (Probate Division).

2. In my capacity as executor, I executed that certain *Executor's Special Warranty Deed* of even date in order to implement a testamentary devise within the meaning of § 67-4-409(a)(3)(D) of the TENNESSEE CODE ANNOTATED (as amended, the "TCA") in the above-referenced proceeding.

3. Accordingly, upon information and belief, the Oath of Consideration generally required in connection with TCA § 67-4-409(a) & (a)(1) is excused in this instance by operation of TCA § 67-4-409(a)(3)(D) & (a)(5).

4. The actual consideration or value for the subject conveyance was zero dollars ($0.00).

5. Further your affiant sayeth naught.

Sworn to and subscribed,

DOUGLAS CLARK DABBS, *Affiant*

Subscribed and sworn to before me, this 22 day of June, 2020.

RICHARD A. MILLER III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY of RUTHERFORD
[Seal]

NOTARY PUBLIC

My Commission Expires: 05-12-2022