Karen Johnson Davidson County
Batch# 434855 DEEDWARR
07/10/2020 12:24:47 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200710-0075484

NEW PURCHASER:
SEND TAX BILLS TO:
JAMES DALE
5361 Highland Place Way
Hermitage TN 37076

THIS INSTRUMENT PREPARED BY
KELLY & SMITH
123 PUBLIC SQUARE
GALLATIN, TN 37066

MAP AND PARCEL 050151400

EXECUTOR'S DEED

WHEREAS, JAMES POPE, late, of Sumner County, Tennessee, deceased, in his lifetime executed his Last Will and Testament, bearing date the 6th day of July, 2006, which Will was thereafter, and on the 26th day of April, 2010, duly proven and admitted to probate in and by the Chancery (Probate) Court of Sumner County, Tennessee, which Will is of record as Docket No. 2019-PR-532, in the Probate Court of Sumner County, Tennessee, whereby among other things he appointed JOHN BRINKLEY, as Executor of said Last Will and Testament, he devised said property to his nephew JAMES DALE; and

NOW, THEREFORE, in consideration of the premises and the sum of TEN AND NO/100 ($10.00) DOLLARS, CASH in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JOHN BRINKLEY, Executor of the Last Will and Testament of JAMES POLE, as aforesaid, by virtue of the power and authority vested in him pursuant to the terms of the Last Will and Testament of JAMES POPE, have this day bargained and sold and by these presents does hereby transfer and convey unto JAMES DALE, his heirs and assigns, the following described tract or parcel of land, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 617 on the Plan of Parkwood Estates, Section 4, of record in Book 3300, page 80, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Louise Jones and James Pope by deed from James Michael Dale and wife, Martha Dale by deed of record in Book 6204, page 293, in the Office of the Register for Davidson County, Tennessee.
>
> The said Louise Jones died testate on March 31, 2005 and by Will of record in Probate Court of Davidson County, Tennessee, Case No. 99P362, she devised her interest in said property to her brother, James Pope.
>
> James Pope died testate on November 14, 2019, and pursuant to the terms of his Last Will and Testament, Probate Docket No. 2019-PR-532, Probate County of Sumner County, Tennessee, he devised said property to his nephew James Dale.

TO HAVE AND TO HOLD the above described lot of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto JAMES DALE, his heirs and assigns, in fee simple forever.

THE SAID JOHN BRINKLEY as Executor of the aforesaid Will, insofar as he can or should do as Executor, but not otherwise, covenants with the said JAMES DALE, his heirs and assigns, that he as Executor is lawfully seized and possessed of said land, that he has a good right to convey same, and that the same is unencumbered, EXCEPT for applicable building and zoning regulations, all visible easements, restrictions of record and the 2020 real estate taxes which are to be pro-rated.

SAID Executor binds himself as Executor, and not otherwise, insofar as he can or should do under the terms and provisions of the Last Will and Testament of JAMES POPE to warrant and forever defend the title to said parcel of land, unto the said JAMES DAL E, his and assigns, against the lawful claims of all persons whomsoever.

POSSESSION with deed.

WITNESS my hand this the 29th day of June, 2020.

John Brinkley, Executor

JOHN BRINKLEY, EXECUTOR
ESTATE OF JAMES POPE,

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN BRINKLEY, Executor of the estate of JAMES POPE, the bargainor, with whom I am personally acquainted (or proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Gallatin, Tennessee, this the 29th day of June, 2020.

Kimberly N. Smith

NOTARY PUBLIC

MY COMMISSION EXPIRES: 01/31/24

KIMBERLY N. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

OATH

STATE OF TENNESSEE
COUNTY OF SUMNER

I, OR WE, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 0 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this the 24th day of June, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 01/31/20

KIMBERLY N. SMITH
NOTARY PUBLIC
TENNESSEE
SUMNER COUNTY