Karen Johnson Davidson County
Batch# 444483 DEEDQC
07/27/2020 03:05:49 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200727-0082265

This Instrument Prepared By: Miles T. Martindale
Meridian Law, PLLC
2900 Vanderbilt Place, Suite 100
Nashville, TN 37212

This document is exempt from privilege tax pursuant to T.C.A. §67- 4-409(a)(3)(D) (Executor's deed to implement a testamentary devise by the decedent).

EXECUTOR'S DEED

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP PARCEL NO.
David Ryan Francescon 2974 Greer Road Goodlettsville, TN 37072	David Ryan Francescon 2974 Greer Road Goodlettsville, TN 37072	Map 11 P/O Parcel 30

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The Last Will and Testament of Debra Lynn Ryan Mitchell authorized the undersigned David Ryan Francescon, Executor for the Estate of Debra Lynn Ryan Mitchell, to transfer and convey real property located at 2974 Greer Road, Goodlettsville, Tennessee owned by decedent Debra Lynn Ryan Mitchell at her death to David Ryan Francescon. At her death on December 26, 2018, Debra Lynn Ryan Mitchell owned a fee simple interest in real property 2974 Greer Road, Goodlettsville, Davidson County, Tennessee 37072. The Last Will and Testament of Debra Lynn Ryan Mitchell was admitted to Probate on April 1, 2020 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

In consideration of the sum of zero ($0) dollars and in accordance with the Last Will and Testament of Debra Lynn Ryan Mitchell dated February 22, 2012, I, David Ryan Francescon, Executor, do hereby transfer, convey and quitclaim to David Ryan Francescon, as beneficiary, and to his successor and assigns, if any, all right title, and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, more fully described below:

A CERTAIN TRACT OR PARCEL OF LAND IN THE 10TH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS TRACT NO. 6 ON A SURVEY DATED SEPTEMBER 24, 2002, BY TOMMY E. WALKER, REGISTERED LAND SURVEYOR, LICENSE NO. 1485, AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE EASTERLY MARGIN OF GREER ROAD, SAID POINT BEING THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO ROBERT L. HULLETT, ET UX, OF RECORD IN DEED BOOK 9800, PAGE 57, REGISTER'S OFFICE FOR DAVIDSON

COUNTY, TENNESSEE (MAP 11, PARCEL 118 TAODCT); THENCE WITH SAID MARGIN OF SAID ROAD ON A CURVE HAVING A RADIUS OF 3,564.94 FEET, A TANGENT OF 146.00 FEET, A DELTA OF 4 DEG. 41' 25", A CHORD OF 291.75 FEET, AND A CHORD BEARING OF NORTH 13 DEG. 15'07" EAST 180.00 FEET TO AN IRON PIN, A CORNER TO TRACT 5 OF THIS SURVEY; THENCE WITH THE LINE OF TRACT 5, SOUTH 82 DEG. 22' 03" EAST 1,301.38 FEET TO AN IRON PIN; THENCE SOUTH 06 DEG. 25' 03" WEST 179.41 FEET TO AN IRON PIN; THENCE NORTH 82 DEG. 22' 03" WEST 1,320.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 5.40 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO DEBRA LYNN RYAN MITCHELL BY QUITCLAIM DEED FROM JERRY L. RYAN IN INSTRUMENT NUMBER 20120207-0010786 WITH THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Sworn to and Subscribed before me this 2 day of July, 2020.

David Ryan Francescon

David Ryan Francescon, Executor of the Estate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, David Ryan Francescon, Executor, the within named bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Notary Public

My Commission Expires: 11-06-2023

CHERICE GAUBATZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Nov. 6, 2023