This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

Karen Johnson Davidson County
Batch# 459310 DEEDWARR
08/18/2020 01:45:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200818-0092821

EXECUTOR'S DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Carol J. Mosow D/B/A Charpier's Bakery 109 Duluth Ave Nashville, TN 37209	same	091 09 0 035.00

WHEREAS, David Mosow (the "Decedent") died on February 17, 2020, and Decedent's Last Will and Testament, dated January 13, 2011, was admitted to probate on April 16, 2020, as File No. 20P583 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) (the "Will"); and

WHEREAS, Carol J. Mosow is the duly appointed Executor (the "Executor") of the Decedent's Estate (the "Estate") under the Will; and

WHEREAS, during his lifetime, Decedent was the sole proprietor of Charpier's Bakery, a Tennessee sole proprietorship; and

WHEREAS, by that certain Deed of record at Book 7841, page 665, Register's Office for Davidson County, Tennessee, real property known as 107-109 Duluth Avenue, Nashville, Tennessee 37209, was conveyed to the sole proprietorship, Charpier's Bakery, owned solely by the Decedent; and

WHEREAS, during the Decedent's lifetime, the Decedent operated Charpier's Bakery as a sole proprietorship and as such, title to the property was vested in Decedent, the sole proprietor; and

WHEREAS, the Executor desires to convey all of the Decedent's right, title and interest in and to certain real property located in Davidson County, Tennessee, and any improvements thereon, described on **Exhibit A** attached hereto and incorporated herein by this reference (the "Property") to Carol J. Mosow, D/B/A Charpier's Bakery, in order to settle matters of the Estate in accordance with the terms of the Will.

NOW, THEREFORE, in consideration of the foregoing premises and no other monetary consideration, the Executor hereby transfers and conveys all of the Executor's right, title and interest in the Property to Carol J. Mosow, D/B/A Charpier's Bakery (the "Beneficiary").

This is improved property known as 107-109 Duluth Avenue, Nashville, Tennessee 37209.

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

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

IN WITNESS WHEREOF, the Executor has executed this instrument this 13 day of Aug., 2020.

Carol J. Mosow

Carol J. Mosow, Executor
Estate of David Mosow

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Carol J. Mosow, who upon oath acknowledged that she is the Executor of the Estate of David Mosow, 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 she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 13 day of Aug., 2020.

Victoria A Horton

Notary Public

My Commission Expires: Nov. 8, 2022

VICTORIA A. HORTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. 67-4-409 (a)(3)(D).

Carol J. Mosow

Carol J. Mosow, Affiant

Subscribed and sworn to before me this 13 day of Aug., 2020.

Victoria A Horton

Notary Public

My Commission Expires: Nov. 8, 2022

VICTORIA A. HORTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A

TRACT I: BEING; the southerly 1/2 of Lot No. 43 on the Plan showing re-subdivision of Westover Subdivision of Lot No. 37, Cockrill Plan, as of record in Book 431, Page 25, Register's Office for Davidson County, Tennessee.

TRACT II: BEING; the northerly fifty (50) feet of Lot No. 44 on the map showing resubivision of Westover Subdivision of Lot 37 Cockrill Plan, as of record in Book 421, Page 25, Register's Office for Davidson County, Tennessee.

SAID northerly 50 feet of Lot No. 44 fronts 50 feet on the easterly side of Duluth Avenue and runs back eastwardly, between parallel lines 202.5 feet to a dead line.

BEING the same property conveyed to Charpiers Bakery, a sole proprietorship of David Mosow, from Mid South Industries, Inc., by deed of record in Book 7841, Page 665, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 107-109 Duluth Avenue, Nashville, Tennessee 37209.

CERTIFICATE OF AUTHENTICITY

I, Carla Lovell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Carla Lovell

Carla Lovell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Carla Lovell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 18th day of August, 2020.

Notary Public

My Commission Expires: 9/7/2021

BEVERLY SEBASTIAN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Comm. Exp. Sept. 7, 2021

202008180092821