THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION AND ALL INFORMATION WAS SUPPLIED BY THE PARTIES

Karen Johnson Davidson County
Batch# 470840 DEEDWARR
09/04/2020 11:30:01 AM 3 pgs
Fees: $17.00 Taxes $0.00
20200904-0101320

This Instrument Prepared By:
WATSON & ATKINS, P.C.
Steven T. Atkins
320 Franklin Street
Clarksville, TN 37041-1109

DEBRA K. WORRELL, EXECUTRIX OF THE ESTATE OF KENNETH W. GOBER

TO: EXECUTRIX'S DEED

RITA PERRY, as custodian, for HAYDON GREER, ET AL

THIS DEED OF REALTY executed as of the 16th day of March, 2020, by Grantor, **DEBRA K. WORRELL, Executrix of the Estate of Kenneth W. Gober,** to Grantees, **RITA PERRY, a 1/2 undivided interest, as custodian for HAYDON GREER, under the Tennessee Uniform Transfers to Minors Act and RITA PERRY, a 1/2 undivided interest, as custodian to AUSTYN GREER, under the Tennessee Uniform Transfers to Minors Act.**

WITNESSETH;

THAT GRANTOR for One Dollar ($1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, has this day bargained and sold and does hereby transfer and convey unto the Grantee, **RITA PERRY, a 1/2 undivided interest, as custodian for HAYDON GREER, under the Tennessee Uniform Transfers to Minors Act and RITA PERRY, a 1/2 undivided interest, as custodian to AUSTYN GREER, under the Tennessee Uniform Transfers to Minors Act**, as tenants in common, their heirs and assigns forever, realty situated in the 10th Civil District of Davidson County, Tennessee, bounded and described as follows:

A tract of land in the 10th, formerly the 20th Civil District of Davidson County, Tennessee, being the westerly part of Lot No. 6 on the plan of the Subdivision of the Home Place of Malachi Lowe, decease, not of record, described as follows:
Beginning on the northerly margin of a lane, called Lowe Avenue, 105 feet westerly from what was formerly
D. H. Hall's southwest corner of the, the southwest corner of a part of said Lot No. 6 conveyed to Dennis Underwood, by deed from Thomas J. Lowe and wife, of record in Book 1025, page 390, in the Register's Office for said County; thence with said Underwood's western boundary line, north 2 3/4° East 481.8 feet to his northwest corner; thence north 87° West 618 feet, more or less, to the northeast corner of Lot No. 5 conveyed to W.F. Clark, by deed from A.R. Clark and wife, of record in Book 739, page 230, said Register's Office; thence with the line between Lots Nos. 5 and 6, south 2 3/4° West 481.8 feet to the northerly margin of said Avenue, the southeast corner of Lot No. 5; thence with the northerly margin of said Avenue, South 87° East 618 feet, more or less, to the beginning, containing 6.84 acres, more or less.

This being the same property conveyed to Kenneth W. Gober, and wife, Bessie M. Gober by deed of record at Book 3878, page 734, Register's Office for Davidson County, Tennessee. Bessie M. Gober died February 20, 2018 and Kenneth W. Gober became sole owner of the property by virtue of being the surviving tenant by the entirety. Kenneth W. Gober died September 25, 2018 and by the terms of his Last

Will and Testament probated at Docket No. CH-18-CV-455, Chancery-Probate Court for Robertson County, Tennessee devised a portion of the above property to his son, Michael W. Greer and a portion of the property to Haydon Greer and Austyn Greer. Michael W. Greer, predeceased Kenneth W. Gober and pursuant to Tenn. Code Ann. §32-3-105 his interest passed to his children, Haydon Greer and Austyn Greer, both minors. See also Memorandum Opinion and Order entered, March 4, 2020, In Re: Estate of Kenneth W. Gober, deceased Docket No. CH-18-CV-445, In The Chancery Court for Robertson County, Tennessee at Springfield.

TO HAVE AND TO HOLD said real estate unto the said Grantees, **RITA PERRY, a 1/2 undivided interest, as custodian for HAYDON GREER, under the Tennessee Uniform Transfers to Minors Act and RITA PERRY, a 1/2 undivided interest, as custodian to AUSTYN GREER, under the Tennessee Uniform Transfers to Minors Act**, as tenants in common, their heirs and assigns forever.

THE GRANTOR COVENANTS that she is lawfully seised and possessed of said real estate, has a perfect right to convey same, that it is unencumbered, and that she will forever warrant and defend the title thereto unto the Grantees, their heirs and assigns forever, provided however, that said warranties are made by the Grantor in her representative capacity only and not further or otherwise.

TAXES for the year 2020 will be assumed by the Grantees.

IN WITNESS WHEREOF, Grantor has hereunto signed this instrument on the day and date first herein written.

Debra K. Worrell

Debra K. Worrell, Executrix of the
Estate of Kenneth W. Gober

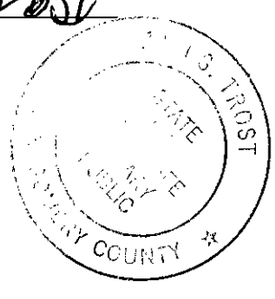
STATE OF TENNESSEE)
)
COUNTY OF Montgomery)

PERSONALLY appeared before me, **DEBRA K. WORRELL**, Executrix of the Estate of Kenneth W. Gober, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument) and who acknowledged that she executed the within instrument as Executrix of the Estate of Kenneth W. Gober for the purposes therein contained.

WITNESS my hand, at office, this the 16th day of March, 2020.

Notary Public

My commission Expires: 05/10/2021



STATE OF TENNESSEE)
)
COUNTY OF _____)

I or we hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater is $0.00, which amount is equal to or greater than the amount with the property would command at a fair voluntary sale.

Debra K. Howell
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME this the 16th day March, 2020.

Ann S. Trost
Notary Public

My Commission Expires: 05/20/2021

ANN S. TROST
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

SEND PROPERTY TAXES TO
ADDRESS OF OWNER:
Rita Perry, Custodian for
Haydon Greer and Austyn Greer
110 Emma Drive
Portland, TN 37148

TAX MAP # 33 PARCEL # 58.00