This Instrument Prepared From Information Furnished by the Parties by:
Stevens Law, PLLC, 511 Enon Springs Road East, Smyrna, Tennessee 37167

Parcel ID: 044110A60400CO

SEND TAX BILLS TO:

New Owner

NAME AND ADDRESS OF NEW OWNER:

Bonnie Carolyn Connor
4889 Weakley Lane
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 471065 DEEDQC
09/08/2020 08:50:47 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20200908-0101612

STATE OF TENNESSEE)
ss.:
COUNTY OF RUTHERFORD)

EXECUTRIX'S DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration; I, the undersigned **Bonnie Carolyn Connor, Executrix of the Estate of Wilma L. Williams**, with full power to sell and transfer real property pursuant to the Last Will and Testament of Wilma L. Williams of record in Will Book 68, page 377 in the Office of the County Clerk of Rutherford County, Tennessee, said Will also being of record as Instrument No. 20200615-0061257 in the Office of the Davidson County Register of Deeds, hereby quitclaim unto **Bonnie Carolyn Connor**, a married woman, her heirs and assigns forever, all of my right, title and interest in and to that certain tract or parcel of real estate situated in Davidson County, State of Tennessee, and being further described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Unit F-4, Parcel 603, in Lakeside Retirement Village Condominiums, a horizontal property regime of record in Book 7977, page 92 and re-recorded in Book 8164, page 151, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said unit.
>
> Being the same property conveyed to Wilma B. Williams, an unmarried woman, by warranty deed from Royce D. Wilkerson and wife, Martha G. Wilkerson, dated November 15, 2013 and appearing of record in Instrument

No. 20131118-0118499, Register's Office for Davidson County, Tennessee. The said Wilma L. Williams (also known as Wilma B. Williams) died testate on April 11, 2019, leaving her real property to Bonnie Carolyn Connor in her Will. The Last Will and Testament of Wilma L. Williams was admitted to probate in Rutherford County, Tennessee on July 9, 2019, and the Will is of record in Will Book 68, page 377 in the Office of the Rutherford County Clerk.

This conveyance is subject to all easements, regulations and restrictive covenants of record and any other matters appearing of record that a full title search may reveal.

This is improved property commonly known as 511 Jones Street, Unit F-4, Old Hickory, TN 37138.

This deed was prepared based on the prior deed in the chain of title and without the benefit of a full title search by Stevens Law, PLLC. The preparer makes no warranties or guarantees about the title to this property.

IN WITNESS WHEREOF, I have hereunto set my signature on this 3 day of September, 2020.

Bonnie Carolyn Connor

ESTATE OF WILMA L. WILLIAMS
By: Bonnie Carolyn Connor, Executrix

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named **Bonnie Carolyn Connor**, **Executrix of the Estate of Wilma L. Williams**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who stated that she had authority to execute on behalf of said estate, and who acknowledged that she executed the foregoing (QUITCLAIM DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at my office in Smyrna, Tennessee on this 9 day of September, 2020.

Ellen G. Longworth
NOTARY PUBLIC

ELLEN G. LONGWORTH
STATE
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 6-18-2023

AFFIDAVIT OF CONSIDERATION

I hereby swear or affirm that the actual consideration given for this transfer is -0-. This deed is exempt from transfer tax pursuant to Tennessee Code Annotated § 67-4-409(a)(3)(D) in that it is a deed executed by an executrix to implement a testamentary devise.

Bonnie Carolyn Connor
Affiant

Sworn to and subscribed before me this 3 day of September, 2020.

Ellen G. Longworth
NOTARY PUBLIC

My Commission Expires: 6-18-2023

