Karen Johnson Davidson County
Batch# 472722 DEEDWARR
09/09/2020 02:49:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200909-0102798

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

EXECUTOR'S DEED

Address New Owners:
Susan Pritchard, Trustee
Gregory Horne Trust
1800 Main Street
Bloomberg, PA 17815

Send Tax Bills To:
same

Map/Parcel Number:
118 04 0 354 00

WHEREAS, David Pritchard (the "Decedent") died on September 19, 2018, and Decedent's Last Will and Testament, dated July 20, 2018, was admitted to probate on November 8, 2018, as File No. 18P1830 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) (the "Will"); and

WHEREAS, Susan Pritchard is the duly appointed Executor (the "Executor") of the Decedent's Estate (the "Estate") under the Will; 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 Susan Pritchard, Trustee and her successors in trust of the Gregory Horne Trust U/W/D July 20, 2018, 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 Susan Pritchard, Trustee and her successors in trust of the Gregory Horne Trust U/W/D July 20, 2018 (the "Beneficiary").

This is unimproved property known as 2237 Nolensville Pike, Nashville, Tennessee 37211.

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

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

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 9th day of SEPTEMBER, 2020.

Susan Pritchard, Executor
Estate of David Pritchard

STATE OF PA)
COUNTY OF COLUMBIA)

Commonwealth of Pennsylvania - Notary Seal
Eileen Cizewski, Notary Public
Columbia County
My commission expires August 18, 2022
Commission number 1226924
Member, Pennsylvania Association of Notaries

Personally appeared before me, a Notary Public in and for said State and County, Susan Pritchard, who upon oath acknowledged that she is the Executor of the Estate of David Pritchard, deceased, 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 BLOOMSBURG, PA, this 9th day of SEPTEMBER, 2020.

Notary Public

My Commission Expires: 8/18/22

STATE OF PA)
COUNTY OF COLUMBIA)

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

Susan Pritchard, Affiant

Subscribed and sworn to before me this 9th day of SEPTEMBER, 2020.

Notary Public

My Commission Expires: 8/18/22

202009090102798

Commonwealth of Pennsylvania - Notary Seal
Eileen Cizewski, Notary Public
Columbia County
My commission expires August 18, 2022

EXHIBIT A

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land lying and being in the 6th Civil District of Davidson County, Tennessee, and being part of Lot No. 553, on the Plan of Grandview Heights as of record in Book No. 161, pages 14 and 15 of the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to the Estate of David Pritchard under the Last Will and Testament of David Pritchard, dated July 20, 2018, admitted to probate on November 8, 2018, as File No. 18P1830 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), and of record at Instrument No. 20190801-0076089, Register's Office for Davidson County, Tennessee, and being the same property conveyed to David Pritchard from the Clerk and Master of the Chancery Court for Davidson County, Tennessee, pursuant to that certain Final Decree Confirming Sale under Tax Civil Action No. 16-318-I, of record at Instrument No. 20170308-022978, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions, zoning regulations and building setback lines, recorded or unrecorded.

This is unimproved property known as 2237 Nolensville Pike, Nashville, Tennessee 37211.

CERTIFICATE OF AUTHENTICITY

I, Carolyn W. Schott, 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.

Carolyn W. Schott

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Carolyn W. Schott, 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 9th day of September, 2020.

Notary Public

My Commission Expires: 3-6-24

STACIE L. BEISHUIZEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
Stacie L. Beishuizen
My Commission Expires
March 06, 2024
STATE OF TENNESSEE

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