**THIS INSTRUMENT PREPARED BY:**
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203

This conveyance is tax exempt
pursuant to T.C.A. § 67-4-409(a)(3)(D).

Karen Johnson Davidson County
Batch# 486977 DEEDQC
10/01/2020 08:37:27 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20201001-0113112

# EXECUTOR'S DEED

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Stephanie L. Bryan<br>P.O. Box 3<br>Estill Springs, TN 37330 | New Owner | 072-14-1F-001.00-CO |

I, **Stephanie Lynn Bryan, Executor of the Estate of Dale McGregor Bryan, a/k/a Dale M. Bryan,** deceased (Probate Court of Franklin County, Tennessee, Docket #2018-PR-73), as the Grantor herein, for and in consideration of the devises and bequests made by the Last Will and Testament of Dale McGregor Bryan and the duties and powers conferred upon the said Executor in the said Estate, by these presents do hereby quitclaim, transfer, and convey to **Stephanie L. Bryan**, all right, title, and interest in the following real estate:

> Land in Davidson County, Tennessee, being Unit No. 1131A together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for 1131 Cahal Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20150529-0049545, and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Dale M. Bryan, married, by Warranty deed from 909 Development Group, LP, a Tennessee limited partnership, of record in Instrument No. 20170503-0043393, dated April 27, 2017 and recorded May 3, 2017, Register's Office for Davidson County, Tennessee. Said Warranty deed incorrectly stated the Map & Parcel ID as 172-014-1-001.00-CO. Dale M. Bryan died on May 21, 2018, and his Last Will and Testament appointed Stephanie Lynn Bryan Executor of his estate with full power and authority to convey the subject property. (Probate Court of Franklin County, Tennessee, Docket #2018-PR-73)

This is improved property located at: **1131A Cahal Avenue, Nashville, Tennessee 37206**.

The address is believed to be accurate, but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control.

Said property is conveyed subject to such rights, interest, easements, limitation, restrictions, encumbrances and other matters as may affect the property.

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and Midtown Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**WITNESS WHEREOF**, this instrument has been executed this the 24th day of September, 2020.

**GRANTOR:**

**Estate of Dale McGregor Bryan**

By: _____
Stephanie Lynn Bryan, Executor of the Estate of Dale McGregor Bryan, deceased

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Stephanie Lynn Bryan, Executor of the Estate of Dale McGregor Bryan, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that as such Executor, she executed the foregoing instrument for the purposes therein contained.

**WITNESS WHEREOF,** this the 24th day of September, 2020 2020.

AUDRIANNA ROSSI
STATE OF TENNESSEE NOTARY PUBLIC
FRANKLIN COUNTY

_____
Notary Public
My Commission Expires: 12/5/2023