Karen Johnson Davidson County
Batch# 500406 DEEDQC
10/22/2020 01:34:49 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201022-0123047

This instrument prepared by:
M. Ben Moore, II
Price, Hill & Kolarich
201 Fourth Avenue, North
Suite 1800
Nashville, Tennessee 37219

EXECUTOR'S DEED

Address New Owner:	Send Tax Bills To:	Parcel ID
Warren Alvin Coleman, III, et al		Map: 102-14
3598 Oakley Avenue	New Owner	Parcel: 37
Memphis, Tennessee 37138		

IN ORDER to provide muniment of title and for other valuable consideration received, the receipt of which is hereby acknowledged, I, Warren Alvin Coleman, III, Executor for the estate of Lillie Glenda Coleman, Davidson County Circuit Court (Probate Division) Docket Number 19P2111, pursuant to LETTERS TESTAMENTARY, issued on December 6, 2019, by the Circuit Court Clerk Richard Rooker, for and on behalf of the estate, for the purpose of serving as a muniment of title and further evidencing the divestiture of title in and to the premises hereinafter described from the aforesaid estate pursuant to Article VII of the Last Will and Testament of Lillie Glenda Coleman, or any person or entity claiming by, under, or through the title of Lillie Glenda Coleman do hereby devise, release, grant, bargain, sell, convey and forever quitclaim to Warren Alvin Coleman, III and Russell Thomas Coleman, equally as tenants in common, their heirs and assigns forever, the real property located in Davidson County, Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 314 on the Plan of Brook Meade Subdivision, Section IX, of record in Book 2331, pages 34 and 35, Register's Office for Davidson County, Tennessee.

SAID Lot No. 314 fronts 142.9 feet on the northerly side of Newberry road and runs back between lines 250.0 feet on the westerly line and 402.3 feet on the easterly line to a dead line in the rear on which it measures 209.3 feet.

BEING the same property conveyed to Gary W. Chastain and wife, Tralucia F. Chastain by deed from James Cavanaugh and wife, Jeane Cavanaugh, of record in Book 4412, page 30, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Warren Alvin Coleman, Jr. and wife, Lillie Glenda Coleman by deed from Gary W. Chastain and wife, Tralucia F. Chastain of record in Book 4691, page 792, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Lillie Glenda Coleman by operation of law, by the death of the joint tenant Warren Alvin Coleman, II on March 20, 2019.

This is improved property known as 721 Newberry Road, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit of the said Grantees forever, in fee simple: in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the said deceased with the Life Tenant exception.

WITNESS my hand, this 9th day of October, 2020.

WARREN ALVIN COLEMAN, III, EXECUTOR
ESTATE OF LILLIE GLENDA COLEMAN

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 Executor of the Estate of Lillie Glenda Coleman, Warren Alvin Coleman, III, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 9th day of October, 2020.

NOTARY PUBLIC
My commission expires:_____

MARIEME K. SAMBE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

MY COMMISSION EXPIRES AUG 5, 2023

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.00, as this is a testamentary transfer.

WARREN ALVIN COLEMAN, III, EXECUTOR
ESTATE OF LILLIE GLENDA COLEMAN

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

NOTARY PUBLIC
My commission expires:_____

MARIEME K. SAMBE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

MY COMMISSION EXPIRES AUG 5, 2023