Map: 64-2
Parcel: 109

Executors Deed

Karen Johnson Davidson County
Batch# 508899 DEEDQC
11/04/2020 01:40:05 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20201104-0129322

Address of New Owner(s)
Lauri Hodges
304 Willow Bough Lane
Old Hickory, Tennessee 37138

Send Tax Bills To:

SAME

This Instrument Prepared By:
J. Terry Price
Guenther, Jordan & Price, Attorneys
PO Box 696
101 5th Avenue West, Suite 102
Springfield, Tennessee 37172

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration for this transfer is $0 as this is a deed to implement a testamentary device referenced in T.C.A. §67-4-409(a)(3)(D).

Affiant

PAULA W JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me this 27th day of October, 2020.

Notary Public

My Commission Expires 03/07/2023

For and in Consideration of the sum of One Dollar ($1.00) and other good and valuable consideration (the receipt of which is hereby acknowledged), Lauri Hodges and Melissa Cox, as Co-Executors, and on behalf of the Estate of Myrna L. Hodges, (hereafter collectively referred to as "Grantor") by these presents do join in the transfer and conveyance to Lauri Hodges, unmarried, her heirs and assigns, (hereafter referred to as "Grantee") a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows:

> Being Lot No. 327 on the Plan of Brandywine Farms, Section 19, of record in Book 5050, page 12, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 327 fronts 163.0 feet on the westerly side of Willow Bough Lane and runs back 272.5 feet, on the southerly line and 265.8 feet on the northerly line, to a line in the rear, which is a broken line, measuring a total of 168.8 feet thereon. This property description was taken verbatim from the previous conveyance of this property.

Being the same property conveyed to Lex R. Hodges and wife, Myrna L. Hodges, by warranty deed from Wendell W. Wilson et ux, Jessie B. Wilson, of record as Book 5516, Pages 773 and 774, Register's Office for Davidson County, Tennessee. Lex R. Hodges passed away on or around September 15, 1984 leaving Myrna L. Hodges as sole owner by operation of law. Myrna L. Hodges passed away on or around March 21, 2020 and her Last Will and Testament was admitted

to probate in the Seventh Circuit Court for Davidson County, Tennessee on April 15, 2020, Docket Number 20 P-586, with Lauri Hodges and Melissa Cox being appointed as Co-Executors.

In paragraph 5.1 of Mrs. Hodges Last Will and Testament, all right, title, and interest to the real property and all improvements collectively commonly known as 304 Willow Bough Lane, Old Hickory, Tennessee 37138 were given to the decedent's daughter, Lauri Hodges, in fee simple. Although under Tennessee law all right, title, and interest in this property is transferred through the Will, this Executor's Deed is being executed and recorded as evidence of this testamentary gift and transfer and also to convey any rights of the Estate of Myrna L. Hodges to the Grantee.

This is improved property, known as 304 Willow Bough Lane, Old Hickory, Tennessee 37138.

To have and to hold the above described tract or parcel of land, with the appurtenances, estate, title and interest thereto that belonged to Myrna L. Hodges at the time of her death and to the Estate of Myrna L. Hodges, if any, forever.

Grantor represents to Grantee that Myrna L. Hodges lawfully seized and possessed the above described land in fee simple as of the time of her death, any and all claims against the Estate have been paid, a release from the Bureau of TennCare has been secured and filed with the Probate Court in this matter, and that there were and are no liens against this property or the Estate of Myrna L. Hodges. Further, Grantor represents that after the passing of Lex R. Hodges this property was not used as marital property and that no marital rights of any kind have attached to this property.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property including:

1) Restrictive covenants contained in an instrument of record in Book 5088, page 362, said Register's Office; and

2) The Plan of record in Book 5050, page 12, said Register's Office.

Witness this 7 day of October ~~2022~~ 2020 MC LH

ESTATE OF MYRNA L. HODGES

Lauri Hodges, Co-Executor

Melissa Cox, Co-Executor

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

Personally appeared before me, Lakeisha Brooks, a Notary Public in and for the above County and State, the within named Lauri Hodges and Melissa Cox, the Co-Executors of the Estate of Myrna L. Hodges, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged they executed the within instrument, in their representative capacities and Co-Executors of the Estate of Myrna L. Hodges, for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee, this 8th day of October, 2020.

LakeishaBrooks
NOTARY PUBLIC

My Commission Expires 5-7-2024

