Karen Johnson Davidson County
Batch# 520056 DEEDQC
11/23/2020 10:37:10 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20201123-0137229

THIS INSTRUMENT PREPARED BY:
John B. Ingleson, Attorney at Law
410 North Front Street
Murfreesboro, TN 37130

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
Cameron DiPasquale Ashley Jane Smith Patrick David Smith 515 W. Burton Street Murfreesboro, TN 37130	Same	117-02-0-076.00

EXECUTORS DEED

Pursuant to the Last Will and Testament of Ethel Ann Grannis, deceased October 11, 2019, naming John A. Grannis, III, as Executor pursuant to the Probate Court of Davidson County, Tennessee Order of November 20, 2019, the Executor does hereby sell, transfer and convey to Cameron DiPasquale, Patrick David Smith and Ashley Jane Smith, their successors, heirs and assigns, all right, title and interest in that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 18 of Block 6 on the Map of E. L. Hampton's Subdivision of the Stokes Tract, as of record in Book 974, Page 24, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 75 feet on the southeasterly side of Natchez Trace and runs back 192 feet on the north line and 198 feet on the south line, to a dead line in the rear on which it measures 75 feet.

Being the same property conveyed to Anne G. Smith by Quitclaim Deed from John Avery Grannis, Jr., et ux, Evelyn I. Grannis, dated April 23, 1986, of record in Book 6837, page 843, Register's Office for Davidson County, Tennessee. Further being quitclaimed to Ann Grannis Smith, by Quitclaim deed from William David Smith of record in Book 6953, Page 851, said Register's Office.

Being the same property conveyed to Ethel A. Grannis, formerly known as Ann Grannis Smith, by quitclaim deed of record as Instrument 20051026-0129449, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for all public utilities applicable to this property; and taxes for the current year which may have been prorated and paid by the Grantor(s) herein.

This is improved property known as 3012 New Natchez Trace, Nashville, Tennessee 37215.

This transfer is by Quitclaim and I make no warranties about the title.

WITNESS MY HAND at Murfreesboro, Tennessee, this the 14 day of October, 2020.

Estate of Ethel Ann Grannis

By: _____
John A. Grannis, III
Executor

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

On this 14 day of October, 2020, before me personally appeared John A. Grannis, III, Executor, to me known or who proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument (Executors Deed) and acknowledged that he executed the same at his free act and deed as Executor of the Estate of Ethel Ann Grannis.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee.

Kathleen M. McWilliams
Notary Public

My Commission Expires: 10-22-2023

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson

THE ACTUAL CONSIDERATION OF VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ -0-

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20 day Nov~~October~~, 2020.

My commission expires: Jan 8, 2024

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE