Karen Johnson Davidson County
Batch# 524683 DEEDWARR
12/04/2020 11:12:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20201204-0141119

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

EXECUTOR'S DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Ann V. Crown 124 Longwood Place Nashville, TN 37215	same	117 09 0B 013.00

WHEREAS, Frederick S. Crown (the "Decedent") died on April 29, 2020, and Decedent's Last Will and Testament, dated March 14, 2017, was admitted to probate on May 20, 2020, as Docket No. 20P766 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) (the "Will"); and

WHEREAS, Ann V. Crown 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 Ann V. Crown 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 Ann V. Crown (the "Beneficiary").

This is improved property known as 124 Longwood Place, Nashville, Tennessee 37215.

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

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 20 day of November, 2020.

Ann V Crown Executor

Ann V. Crown, Executor
Estate of Frederick S. Crown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Ann V. Crown, who upon oath acknowledged that she is the Executor of the Estate of Frederick S. Crown, deceased (the "Estate"), 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 Nashville, Tennessee, this 20th day of November, 2020.

KATHERINE A. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Katherine A. Brown
Notary Public

My Commission Expires: 10-2-23

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Ann V Crown
Ann V. Crown, Affiant

Subscribed and sworn to before me this 20th day of November, 2020.

KATHERINE A. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Katherine A. Brown
Notary Public

My Commission Expires: 10-2-23

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Longwood Subdivision, of record in Book 5200, page 86, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Fred Crown, being one and the same person as Frederick S. Crown, by Warranty Deed from Barclay B. Bloodworth and wife, Kimberlie Waugh Bloodworth, of record at Instrument No. 20030609-0079360, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 124 Longwood Place, Nashville, Tennessee 37215.

CERTIFICATE OF AUTHENTICITY

I, Carla Lovell, 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.

Carla Lovell

Carla Lovell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Carla Lovell, 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 25th day of November, 2020.

Notary Public

My Commission Expires: 9/7/21

BEVERLY SEBASTIAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Comm. Exp. Sept. 7, 2021
DAVIDSON COUNTY

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