Karen Johnson Davidson County
Batch# 542113 DEEDWARR
12/23/2020 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $408.66
20201223-0153238

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070-0527

ADDRESS NEW OWNERS:
Michael John
1447 Neelys Bend Road
Madison, Tennessee 37115

Map/Parcel: Tax Id Number(s): 05209007000

SEND TAX BILLS TO: Same

EXECUTOR'S DEED

Nancy Jane John died testate on May 22, 2019. A Petition to Probate the Last Will and Testament of Nancy Jane John was heard on June 25, 2020, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 20P696 and the Last Will and Testament was admitted for probate and Michael William John was appointed Executor of the Estate by Order entered on June 25, 2020. Pursuant to the terms of the Last Will and Testament of Nancy Jane John and Order entered on August 7, 2020, the real property of the Decedent was to be sold. All debts of the Decedent have been paid. A copy of the TennCare Release is attached as Exhibit A. The Executor by signing this Deed releases any right the Executor has to recover this property in the event of the subsequent insolvency of this Estate. In accordance with the appointment of Michael William John and the powers granted to him, and pursuant to an Amended Order approving said purchase of one-half (½) undivided interest of Robert George John to be paid to the Robert George John Trust, Michael William John and Anthony Robert John, Co-Trustees entered of record on December 7, 2020, Michael William John, Executor, sells, transfers and conveys said one-half (½) interest of Robert George John to Michael William John, individually, and the remaining one-half (½) interest to Michael William John, individually, the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being part of Lot No. 26 on the Map of Montague, as of record in Book 421, Page 129, Register's Office for Davidson County, Tennessee, described as follows:
>
> Beginning at a point in the northerly margin of Due West Avenue, formerly Belle Camp Highway, at the southeast corner of the property conveyed to Sarah S. Betty by deed of record in Book 1782, Page 107, Register's Office for said County, said point being 100 feet east of the southwest corner of said Lot No. 26; thence along Mrs. Betty's east line north 35 deg. East 282.4 feet to an iron pin; thence south 54 deg. 18' east 79.6 feet to an iron pin; thence south 35 deg. west passing through an iron pin at 141 feet, a total distance of 282.4 feet to an iron pin in the north margin of Due West Avenue; thence with the margin of same, north 54 deg. 15' west 79.6 feet to the beginning.

BEING the same property conveyed to NANCY JANE JOHN, UNMARRIED, by deed from ANDREW D. LA CROIX, UNMARRIED, of record in Instrument #20180604-0053066, dated May 31, 2018, Register's Office for Davidson County, Tennessee.

Commonly known as: 429 East Due West Avenue, Madison, Tennessee 37115.

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $110,450.00

Subscribed and sworn to before me,
this 14th of December, 2020.
My Commission Expires: 6-23-21

Affiant Agent

Notary Public

Brad Kriven
State of Tennessee Notary Public
Williamson County

Witness my hand this 14th day of December, 2020, the bargaining party, having caused my name to be signed hereto on said day and date.

Michael William John, Executor

MICHAEL WILLIAM JOHN
Executor of the Estate of Nancy Jane John

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~) Williamson (AS)

Personally appeared before me, Andrew Suzore, a Notary Public in and for said County and State, **MICHAEL WILLIAM JOHN,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Executor of the Estate of Nancy Jane John,** the within named bargainor, and that he, as such Executor, executed the foregoing Instrument for the purpose therein contained, by signing as Executor of the Estate of Nancy Jane John.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 14th day of December, 2020.

Andrew Suzore
State of Tennessee Notary Public
Davidson County

NOTARY PUBLIC

My Commission Expires: May 7, 2024

Certificate of Authenticity

I, John W. Bishop, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)