Name and Address of New Owners:

ANN CASEY WOODS
233 THUSS AVENUE
NASHVILLE, TN 37211

Send Tax Notices To:

NEW OWNER

Karen Johnson Davidson County
Batch# 543579 DEEDWARR
12/30/2020 10:09:58 AM 2 pgs
Fees: $13.00 Taxes: $943.50
20201230-0154593

THIS INSTRUMENT PREPARED BY
CLARK LEGAL, PLLC
144 Uptown Square
Murfreesboro, Tennessee 37129

FROM INFORMATION FURNISHED BY THE PARTIES

133-02-0-070.00

EXECUTRICE'S DEED

WHEREAS, BEATRICE E. PETTY died on or about December 4, 2019, leaving a will. Letters of Testamentary were issued on February 27, 2020 in the Probate Court of Rutherford County, Tennessee. The undersigned Faye Clyvene Jenkins and Shirley Ann Dillard states that they are the Co-Executrices of the Estate of BEATRICE E. PETTY. The undersigned, Faye Clyvene Jenkins and Shirley Ann Dillard, the Co-Executrices of the Estate of BEATRICE E. PETTY, by signing this deed, release any rights they have as Co-Executrices to recover this property in the event of a subsequent insolvency of this Estate. That the said Co-Executrices acting under and by virtue of the power and authority contained in said Will and for good and valuable consideration, the receipt of which is hereby acknowledged, the said Faye Clyvene Jenkins and Shirley Ann Dillard, as Co-Executrices, do hereby grant, sell and convey unto ANN CASEY WOODS, a married woman, her heirs and/or assigns, forever all the estate which the said testator had at the time of her decease in said premises and also the estate therein, which the Co-Executrices have power to convey by virtue of said Will, that certain parcel of real estate situated a certain Civil District of Davidson County, Tennessee, and being more particularly described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 14 on the Map of Woodbine Sales Corporation Plan of Lots called Pleasant View, of record in Book 1130, Page 43, Register's Office for Davidson County, Tennessee.

SAID Lot No. 14 fronts 54 feet on the southerly side of Thuss Avenue and runs back between lines 152.7 feet on the westerly line and 152.3 feet on the westerly line to a dead line in the rear which measures 54 feet.

BEING the same property conveyed to Letcher Petty and wife, Beatrice E. Petty by deed of record in Book 7616, page 938 and corrected and re-recorded in Book 7635, page 661, of the Register's Office of Davidson County, Tennessee. The said Letcher Petty being deceased and wife, Beatrice E. Petty having received the property as surviving tenant by the entirety. The said Beatrice E. Petty died testate on December 4, 2019 and Faye Clyvene Jenkins and Shirley Ann Dillard was appointed Co-Executrices with full power to sell property at private or public sale.

THIS conveyance is made subject to all existing easements and all other matters shown of record in Book 1130, Page 43, of the Register's Office of Davidson County, Tennessee.

This is improved property known as 233 Thuss Avenue, Nashville, TN 37211.

The Co-Executrices covenant that they have not done or suffered anything whereby the said premises has been encumbered in any way whatsoever.

WITNESS OUR HANDS, on this the 28th day of December, 2020.

ESTATE OF BEATRICE E. PETTY

By: Faye Clyvene Jenkins
FAYE CLYVENE JENKINS, Co-Executrices

By: Shirley Ann Dillard
SHIRLEY ANN DILLARD, Co-Executrices

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

Personally appeared before me, Faye Clyvene Jenkins and Shirley Ann Dillard, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained, and who further acknowledged that they are the Co-Executrices of the maker, or constituent of the maker, and are authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this document on behalf of the maker.

WITNESS MY HAND, at office, on this the 28th day of December, 2020.

Lori T. Shelton
NOTARY PUBLIC

LORI T. SHELTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

My Commission Expires: 8/19/23

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $255,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me on this the 28th day of December, 2020.

NOTARY PUBLIC

My Commission Expires: 7/3/23

W. DILLON WOODS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 3, 2023