Send Tax Bill to:
NEW OWNER
Thomas G. Williams
3501 West Hamilton Avenue
Nashville, TN 37218

This instrument prepared by:

Timothy A. Davis, B.P.R. #20048
115 East Main Street
Lebanon, TN 37087
(615) 444-7272

Karen Johnson Davidson County
Batch# 566470 DEEDWARR
02/03/2021 11:10:17 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210203-0015456

Map & Parcel: 069 00 0 090.00

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND TIMOTHY A. DAVIS, ATTORNEY SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.

EXECUTRIX'S DEED

For good and valuable consideration received, Susan Carole Harrell, Executrix of the Estate of Peggy Williams Fort by these presents does transfer and convey by Order of the Probate Court of Wilson County, Tennessee, being Case No. 2020-PR-278 unto the Grantee, Thomas G. Williams; all, of the right, title, and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to Peggy Williams For-, and described as follows:

Land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, being the southerly part of the easterly part of the 22.3 acres tract designated Thomas P. Smith Heirs on the plan of the division of the lands of Jesse Smith, deceased, as of record in Minute Book "C" page 462, of the Law Court for said County, also being of record in book 56, page 342, Register's Office for said county, described in part according to a survey made by John M. Sullivan, Civil Engineer, March 16, 1962, as follows:

Beginning at a point in the southerly margin of West Hamilton Road, said point lying in the westerly line of the 113.7 acre tract designated Felix R. Smith on said plan, also being the westerly line of the property conveyed to Emerson B. Smith, by deed from Mrs. Olga B. Smith, as of record in book 1023, page 264, Register's Office for said County; thence with the southerly margin of said Road south 84 degrees 12' west 211.3 feet to a point lying north 84 degrees 12' east 278.7 feet from the northeast corner of Tract No. 10 on the Revised Map of Fairview Subdivision, as of record in Book 1130, page 54, said Register's Office; thence south 24 degrees 27' east 1022.6 feet, more or less, to the northwesterly bank of Whites Creek; thence with the northwesterly bank of Whites Creek northeasterly to the southwest corner of said 113.7 acre tract, being said Emerson B. Smith's southwest corner; thence with the westerly line of said 113.7 acre tract, being said Emerson B. Smith's westerly line in part along a fence north 24 degrees 36' west 915 feet, more or less, to the beginning, containing 4.46 acres, more or less.

This conveyance is made subject to Easement for right-of-way for electric power transmission line 150 feet in width on and across the southerly part of premises, with rights of ingress and egress and other rights and privileges as set out in grant to the United States of American, by John C. Sewell, Jr. and wife, of record in book 2857, page 504, Register's Office for Davidson County, Tennessee.

Being the real property conveyed to Roy Carl Williams and wife, Peggy Irene Williams, by Warranty Deed from Louis Hody and wife, Robbie Young Hody, dated April 6, 1962, filed April 17, 1962 and recorded in book 3371, page 629, said Register's Office. Roy C. Williams pre-deceased his wife Peggy Irene Williams, aka, Peggy Williams Fort.

This is improved property know as 3505 West Hamilton Road, Nashville, Tennessee 37218.

Said Property is conveyed subject to any, and all restrictions and easements as of record in the Register's Office for said county.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever. And the Grantor covenants with the Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind herself as Executrix of the Estate of Peggy Williams Fort, its heirs and assigns to warrant and forever defend the title to said land to the Grantee, its heirs, and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 20th day of January, 2021.

Susan Carole Harrell

Susan Carole Harrell
Executrix of the Estate of Peggy Williams Fort

STATE OF TENNESSEE
COUNTY OF WILSON

Personally, appeared before me, the undersigned authority, a Notary Public for and in said state and county, the within named grantee, **Susan Carole Harrell** as **Executrix of the Estate of Peggy Williams Fort**, with whom I am personally acquainted, or proved to me on, the basis of satisfactory

evidence, and who acknowledged to me the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 20th day of January, 2021.

Notary Public

My Commission Expires: 11-06-2023

TIMOTHY A. DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $ -0-.

AFFIANT

Subscribed and sworn to before me
this 20th day of January, 2021.

NOTARY PUBLIC
My Commission Expires: 11-06-2023

TIMOTHY A. DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY