Karen J
Batch# 566470 DEEDWARR
02/03/2021 11:10:17 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210203-0015457

Send Tax Bill to:
NEW OWNER
Helen Riddle Williams
121 Parker Avenue
Greenbrier, TN 37073

This instrument prepared by:

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

Map- Parcel No.: 70-9-145

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 Grantees, Helen Riddle Williams, Brian Scott Williams, Julie Lynn Merrill, and Carla Samantha Head; as tenants in common, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, belonging to the Estate of Peggy Williams Fort, and described as follows, to-wit:

> Land in Davidson County, Tennessee, being a part of Lot. No. 10 on the Plan of H. E. Simpkins division of the Curtis Lands, of record in Book 547, page 39, shown as parcel A on a survey by D. E. Boner, Surveyor, dated October 29, 1963 as follows:
>
> Beginning on the southerly margin of Lincoln Avenue, at the line between Lots Nos. 8 and 10; thence with the line between said two lots South 32 degrees West 200 feet; thence Northwesterly 90 feet; thence Northwesterly 200 feet to the Southerly margin of Lincoln Avenue; thence with the same South 58 degrees East 90 degrees to the beginning.
>
> Being the same property conveyed to Roy C. Williams by Warranty Deed from Edward L. Jones and wife, Dorothy Lee Jones, dated September 10, 1986 of record in Deed Book 6991, page 769, Register's Office for Davidson County, Tennessee. Roy C. Williams pre-deceased his wife, Peggy Williams Fort, aka, Peggy Williams Fort.
>
> This is improved property known as 3223 Lincoln Avenue, Nashville, Tennessee.

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

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the Grantees, their heirs and assigns forever. And the Grantor covenants with the Grantees 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 Grantees, 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-.

Susan Carole Harrell
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