Send Tax Bill to:
NEW OWNER:
George Paul Williams
6436 Morton Road
Greenbrier, TN 37073

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 2 pgs
Fees: $12.00 Taxes: $0.00



20210203-0015458

Map & Parcel: 069 04 0 015.00

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, George Paul 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 Fort, and described as follows:

Being Lot No. 33 of Block CC, on the Revised Map of Fairview, as record in Book 1130, page 54, Register's Office for Davidson County, Tennessee,

Said lot fronts 100.17 feet on the east side of Fairview Drive (formerly known as Cedar Circle); and runs back 264.3 feet on the north line and 258.6 feet on the south line, along the north margin of Fairview Drive, to a dead line in the rear on which it measures 100 feet.

Being property conveyed to Roy C. Williams and wife, Peggy Irene Williams by Warranty Deed from George N. Lovell, W. S. Keith, and Will D. Brown, as Trustees of the Fairview Baptist Church, on July 11, 1967, and recorded on July 12, 1967 in Book 4151, page 426, said Register's Office. Roy C. Williams pre-deceased his wife Peggy Irene Williams, aka, Peggy Williams Fort.

This is improved property known as 3714 Fairview Drive, 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-.

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