Karen Johnson Davidson County
Batch# 572458 DEEDQC
02/11/2021 08:12:31 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210211-0019415

Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from information supplied by the parties.

THIS INSTRUMENT DOES NOT CONSTITUTE A WARRANTY OF TITLE, COVENANTS, DESCRIPTIONS OR ANY OTHER INFORMATION CONTAINED HEREIN.

New Owner: Tammy J. McKay
2020 Otter Creek Rd.
Nashville, TN 37215

Send tax notice to: New Owner

Map and Parcel No.: 144 00 0 076.00

EXECUTOR'S DEED

Cumberland Trust and Investment Company, as Executor of the Estate of Charles E. McKay, III ("Grantor"), appointed by the Davidson County Probate Court, File No. 20P1761, and pursuant to the authority granted me under Item III(D) of the decedent's Last Will and Testament, do hereby devise, release, grant, bargain, sell, convey and forever quitclaim, convey and transfer to Tammy J. McKay ("Grantee"), her heirs and assigns, all of the Estate's interest in the following described tract of land in Davidson County, Tennessee:

> Land in the 7th Civil District of Davidson County, Tennessee, City of Forest Hills, being a portion of the Elmo W. Brown property and being more particularly described according to the survey of Turner Engineering Co., Inc., dated November 7, 1978, as follows:
> Beginning at an iron pin in the northeast right-of-way intersection of Hillsboro Road and Otter Creek Road and proceeding as follows with the easterly right-of-way of Hillsboro Road and with a curve to the left having a radius of 9,9760.0 feet northeastwardly a distance of 201.32 feet to an iron pin being the southwesterly corner of the J.R. Bonnell property (Book 1787, page 169, Register Office for said County); thence leaving the easterly right-of-way to Hillsboro Road and with Bonnell's southwesterly property line, south 66 degrees 47'18" East, a distance of 484.53 feet to an iron pin and being the northwesterly corner of the Elmo W. Brown property (Book 4481, page 34, said Register's Office), thence leaving the southerly line of the Bonnell property, South 24 degrees 42" 45" West 370.4 feet to an iron pin in the northerly right-of-way of Otter Creek Road; thence with the northerly right-of-way of Otter Creek Road in a westerly direction and with a curve to the left having a

radius of 985.0 feet, a distance of 401.96 feet to an iron pin; thence continuing with said right-of-way North 56 degrees 45" West, a distance of 128.61 feet to the point of beginning and containing 3.00 acres, more or less.

Being the same property conveyed to Charles McKay, by Quitclaim Deed from Sandra Ming McKay, filed in Instrument Number 20070627-0076948, Register's Office for Davidson County, Tennessee

Description is taken from prior deed of record. This improved property is known as 2020 Otter Creek Road, Nashville, TN 37215.

No survey, no title examination, and no title insurance has been made or acquired for this transfer.

*Charles E. McKay III and Charles McKay are one-and-the same.

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on the 4th day of February, 2021.

ESTATE OF JOHN E. MCKAY, III, DECEASED

BY: Amanda M. Luthy
on behalf of Cumberland Trust and Investment Company

STATE OF TENNESSEE
COUNTY OF Davidson

Amanda M. Luthy, **on behalf of Cumberland Trust and Investment Company, Executor of the Estate of Charles E. McKay, III**, personally appeared before the undersigned, a Notary Public in and for said county and state, and with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument as her free act and deed for the purposes therein contained.

Witness my hand and official seal this 4th day of February, 2021.

DJ Wooden
Notary Public

My Commission Expires: 07/09/22

DONNA J WOODEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2022

Pursuant to T.C. A. § 67-4-409(a) this real estate transfer is exempt from tax and therefore no oath of value is required.