

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Rutherford

The actual consideration or value, whichever is greater, for this transfer is $225,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of February, 2021.

Notary Public

My commission expires:_____

THIS INSTRUMENT PREPARED BY
Closed Title
278 Franklin Road, Suite 160
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 576218 **DEEDWARR**
02/24/2021 08:46:52 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20210224-0022650

EXECUTOR DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Terrell Broady	**New Owner**	059-00-0-187.00 049-00-0-233.00
3300 / 3302 Knight Drive		
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

Joyce Williams, Executor of The Estate of Ann Miller Marshall

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Terrell Broady

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of Land in Davidson County, State of Tennessee, described as follows, to -wit:

Being Lots No. 34 and 35 on the Plan of Link and Thompson's Subdivision, not of record, and in the 12th Civil District of said County, and described as follows:

Beginning at a point in the center line of Knight Road, formerly called Ewing Road at the common corner of Lots 33 and 34; said point being an iron pin 322 feet southerly from the center line of the east end of Green's Lane, at the corner of Lot No. 33; thence westerly along the line between lots 33 and 34, 300 feet to a point; thence southerly 200 feet to a corner of lot no. 36; thence with the line between lot nos. 35 and 36, easterly 300 feet to the centerline of Knight Road; thence with the centerline of the same, northerly 200 feet to the point of beginning.

Being the same property conveyed to Tommy L. Marshall and wife, Ann M. Marshall by Quitclaim Deed of Correction from Leonard H. Cooper and wife, Jean H. Cooper of record in Book 7702, Page 293, Register's Office for Davidson County, Tennessee, dated October 31, 1988 and recorded on November 14, 1988.

See Quitclaim Deed of Correction in Instrument No. 20201117-0135495, Register's Office for Davidson County, Tennessee.

Tommy Lee Marshall, Jr. having died on or about April 26, 1996. Ann Miller Marshall is now deceased, having died on or about October 04, 2020. Said property being conveyed by Executor's Deed pursuant to the terms of Last Will and Testament of Ann Miller Marshall of record in Case No. 21P92 Seventh Circuit Court (Probate Division) for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that GRANTOR, in his capacity as EXECUTOR (and not individually) is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and that GRANTOR, in his capacity as EXECUTOR (and not individually) does further covenant and bind himself to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 12th day of February, 2021.

Joyce Williams

Joyce Williams, Executor of the Last Will and Testament of Ann Miller Marshall.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Joyce Williams**, Executor of the Estate of Ann Miller Marshall, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes contained therein, being authorized to do so by the terms of the Last Will of Ann Miller Marshall.

Witness my hand, at office, this 12th day of February, 2021.

Notary Public

My Commission Expires: 10/11/21

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 20-134-CN
RECORD & RETURN TO:
CLOSED TITLE
278 FRANKLIN ROAD, SUITE 160
BRENTWOOD, TN 37027