This instrument prepared by:
(And return to:)

Grissim Title & Escrow, LLC
1222 17th Avenue S.
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 590662 DEEDWARR
03/12/2021 09:59:00 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210312-0032864

# EXECUTRIX DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL NO.: |
|---|---|---|
| Patricia Lynne Coles, et al.<br>2116 Hobbs Rd. #K-4<br>Nashville TN 37215 | SAME | 131-10 0 050.00 |

***This instrument has been prepared by information provided by the parties***
***No title search was conducted and no representations regarding title have been made by the Drafter***

Whereas, **Patricia Lynne Coles and Lisa Coles Alexander, the Co-Executrices of the Estate of John H. Coles, III**, deceased, **and Patricia Lynne Coles and Lisa Coles Alexander acting as the Co-Executrices of the Estate of John H. Coles, III**, (collectively referred to as the "Grantor") for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, and in connection with the distribution and closing of the Estate of John H. Coles, III, the decedent's will having been duly admitted to probate in Davidson County, Tennessee, bearing Probate Docket No.: 20P-1468, in the Probate Court Clerk's Office for said County, has bargained and sold and hereby transfers and conveys unto **Patricia Lynne Coles and Lisa Coles Alexander**, (collectively the "Grantee") their successors and assigns, all of their right, title and interest in and to a certain parcel of land in **Davidson** County, Tennessee, described herein below.

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

Land in Davidson County, Tennessee, being Lot No. 101 on the Plan of Section Two, First Addition, Seven Hills Subdivision of record in Book 2663, Page 51, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the South margin of Burton Valley Road at the corner of Lots No. 101 and 102; thence with the line between said lots, southerly 189.8 feet to a corner of Lot No. 100; thence with the line between Lots No 100 and 101, easterly 194.4 feet to the westerly margin of Villa Green Drive; thence with the margin of the same, northerly 202.5 feet to the beginning of a curve; thence around said curve, northwesterly 41.02 feet to the south margin of Burton Valley Road; thence with the margin of the same, westerly 87.09 feet to a concrete monument; continuing with the margin of the same, westerly 135.25 feet to the point of beginning.

Being the same property conveyed to John H. Coles, III, by deed from Elizabeth S. Coles of record in Book 8455, page 899, Register's Office for Davidson County, Tennessee. John H. Coles, III, having since deceased, of record in Probate File 20P-1468, Probate Court Clerk's Office for Davidson County, Tennessee.

The legal description provided herein is intended to be exactly the same as in the prior recorded deed.

This is improved property known as: 1401 Burton Valley Road, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said tract/parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee(s), their heirs, successors and assigns, forever; and Grantor does covenant with said Grantee(s) that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind herself, her heirs, successors and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 hands this 11th day of March, 2021.

**ESTATE OF JOHN H. COLES, III**

GRANTOR - **Patricia Lynne Coles, Co-Executrix**
**For the Estate of John H. Coles, III**

**Lisa Coles Alexander, Co-Executrix**
**For the Estate of John H. Coles, III**

**STATE OF TENNESSEE** )
**COUNTY OF DAVIDSON** )

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, **Patricia Lynne Coles**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Co-Executrix of the Estate of John H. Coles, III, the maker, and is authorized by the maker to execute this instrument on behalf of the maker, The Estate of John H. Coles, III, by Patricia Lynne Coles, Co-Executrix.

Witness my hand and official seal on this the 11th day of March, 2021.

Notary Public

My Commission Expires:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

**STATE OF TENNESSEE** )
**COUNTY OF DAVIDSON** )

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, **Lisa Coles Alexander**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Co-Executrix of the Estate of John H. Coles, III, the maker, and is authorized by the maker to execute this instrument on behalf of the maker, The Estate of John H. Coles, III, by Lisa Coles Alexander, Co-Executrix.

Witness my hand and official seal on this the 11th day of March, 2021.

Notary Public

My Commission Expires:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

**STATE OF TENNESSEE** )
**COUNTY OF DAVIDSON** )

The actual consideration for this transfer, or value of property (whichever is greater) is $Zero.

Affiant

Subscribed and sworn before me this 11th day of March, 2021.

NOTARY PUBLIC

My Commission Expires:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC