EXECUTOR'S DEED

THIS INSTRUMENT PREPARED BY:

John I. Harris
Schulman, LeRoy & Bennett PC
3310 West End Avenue
Suite 460
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $ -0- conveyed to heirs pursuant to the Will of Ruby Odum Edwards

Affiant Jami Edwards Hall

Subscribed and sworn to before me on this 17 day of March, 2021.

Notary Public My Commission Expires: 9-13-2023

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Jami Edwards Hall 272 BlueGrass Drive Hendersonville, TN 37075 and **Ronald David Edwards** 4907 Alvin Sperry Road Mt. Juliet, TN 37122	**Jami Edwards Hall** 272 BlueGrass Drive Hendersonville, TN 37075	**M&P: 110 00 0 106.00**

Jami Edwards Hall, Executrix of the Estate of Ruby Odum Edwards, by the power conferred by the Probate Court for Davidson County, Tennessee, Probate Division, in Re: Estate of Ruby Odum Edwards, No. 20P1651 and as directed in the Will of Ruby Odum Edwards, hereby conveys and quitclaims to **Jami Edwards Hall a 50% undivided interest and Ronald David Edwards a 50% undivided interest, as tenants in common,** the following real property:

Situated in the Fourth Civil District of Davidson County, Tennessee, now a part of the General Services District of Metropolitan Government of Nashville and Davidson County, Tennessee, bounded and described as follows:

Beginning at the center of Alvin Sperry Road at a marker established by the U. S. Corps of Engineers; thence east 403 feet along a fence line, Harry Bright's line, to another marker established by the U. S. Corps of Engineers; thence northeasterly 503 feet to the center of Alvin Sperry Road to a steel marker in the center of said road; thence southwesterly with the center of Alvin Sperry Road a distance of 612 feet; thence continuing with the center of said Alvin Sperry Road a distance of 335 feet to the point of beginning, containing 4 acres, more or less, and being a part of the same property conveyed to John S. Jenkins by John B. Cobb, Clerk of the County Court of Davidson County, Tennessee, dated November 9, 1944, and of record in Book 1303, page 145, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Walter J. Edwards and wife, Ruby Odum Edwards, by Installment Deed from Gertrude Castleman Jenkins and Marie Jenkins Smith dated May 6, 1965 and recorded May 10, 1965, of record in Deed Book 3888, page 717, Register's Office for Davidson County, Tennessee.

The said Walter J. Edwards, a resident of Davidson County, Tennessee, died on May 19, 1987, leaving his entire estate to his widow, Ruby Odum Edwards. The said Ruby Odum Edwards, a resident of Davidson County, Tennessee, died on June 20, 2020, leaving a Will in which her entire estate was left in equal shares to her son, Ronald David Edwards, and daughter, Jami Edwards Hall, in Davidson County, Tennessee, Probate Case No. 20P1651. The said Ruby Odum Edwards appointed her daughter, Jami Hall Edwards, Exectrix of her estate.

No structure for occupancy as a dwelling shall be erected upon the property herein conveyed containing less than nine hundred (900) square feel of enclosed living area, exclusive of porches, breezeways and garage, and any such structure shall have at least one-half (½) of the outside walls of masonry constructed.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as: 4756 Alvin Sperry Road, Mt. Juliet, Tennessee 37122

The legal description was taken from the prior deed of conveyance. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 17 day of March, 2021.

Jami Edwards Hall
Jami Edwards Hall, Executrix of the Estate of Ruby Odum Edwards

Karen Johnson Davidson County
Batch# 598895 **DEEDQC**
03/24/2021 08:14:09 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210324-0038557

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, **Jami Edwards Hall, Executrix of the Estate of Ruby Odum Edwards,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the foregoing instrument was executed for the purposes contained therein.

Witness my hand and seal, on this the 17 day of March, 2021.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 7-3-2023