Karen Johnson Davidson County
Batch# 608387 DEEDQC
04/06/2021 03:35:33 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210406-0045358

ADDRESS NEW OWNER:
Phyllis McFolin
Patrick Ryan McFolin
2935 Sinbad Dr.
Nashville, TN 37214

SEND TAX BILLS:
Same as above

Map: 96-5
Group:
Parcel: 115

EXECUTOR DEED

CAROLYN YORK, ADMINISTRATOR OF THE ESTATE OF JUANITA WILSON MYERS, DECEASED, by the power conferred by Letters of Administration, State of Tennessee, Probate Court of Wilson County at Lebanon, Docket number 2018PR436, and every other power, conveys and quitclaims, in fee simple absolute unto **Phyllis McFolin and Patrick Ryan McFolin** as tenants in common with right of survivorship, hereinafter called the Grantee, their heirs and assigns, 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. 190 on the Plan of Cloverhill Subdivision, Section IV, of record in Book 2133, page 62 Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being part of the same property conveyed to William R. Henry and wife, Mary Ann S. Henry, by deed from Radnor Lumber Company, of record in Book 3437, page 270, and by Final Decree of record in Book 6544, page 456, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Charles I. Myers and wife, Juanita W. Myers by Warranty Deed from William R. Henry and wife, Mary Ann S. Henry on July 1, 1994, of record in Book 9395 page 994, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 2931 Sinbad Drive, Nashville, Tennessee 37214.

This conveyance is made subject to any and all restrictive covenants, easements, and setback lines that are applicable to the above-described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

This instrument was prepared based on information furnished by parties. The preparer makes no representations or warranties as to the correctness thereof or the status of the title to the property described herein.

Witness my hand this 31st of March, 2021.

Carolyn York, Administratrix

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Carolyn York**, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

Witness my hand and official seal at office this 31st day of March, 2021.

My Commission expires: RUTH D. WAKEFIELD STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES JUNE 26, 2022

Notary Public

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is NONE.

Carolyn York, AFFIANT

Subscribed and sworn to before me this 31st day of March, 2021.

RUTH D. WAKEFIELD STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES JUNE 26, 2022

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is NONE.

Phyllis McFolin, AFFIANT

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

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is NONE.

Patrick Ryan McFolin, AFFIANT

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

NOTARY PUBLIC

My Commission Expires:

This Instrument was Prepared By:
Yancy Belcher, Attorney
2306 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122
(615) 773-2889