File No.

EXECUTOR'S DEED

Karen Johnson Davidson County
Batch# 638152 DEEDQC
05/18/2021 10:33:34 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00

20210518-0066769

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 day of May, 2021.

Notary Public

MY COMMISSION EXPIRES: _____.

(AFFIX SEAL)

STACY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/03/2023 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Taylan C Tekeli and Maggie C. Gelon	Community Mortgage	Map 094 01 0 273.00
(NAME) 515 Village Ct	(NAME) 19045 E Valley View Pkwy Ste F	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Independance MO 64055	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Alma Marie Knowles (hereinafter referred to as the "Decedent") died on December 23, 2020, leaving a Last Will and Testament dated May 17, 2019 in Will Book 2021, Page L003. The Last Will and Testament was admitted to probate on May 5, 2021, in the Chancery Court, Probate Division, for Sumner County, Tennessee, and assigned the Docket Number 2021PR246. The Personal Representative, Teresa Randolph and Susan Marie Curtis, as Co-Executors, is duly qualified. Debts of the Decedent have been paid. The Personal Representative, by signing this Personal Representative's Executors Deed, releases any right the Personal Representative has to recover this property in the event of the insolvency of Decedent's estate.

The inheritance tax is exempt by T.C.A. Section 67-8-316, as to allowable Short-Form Inheritance Tax Return.

NOW THEREFOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we,

Teresa Randolph and Susan Marie Curtis, as Co-Executors **for the Estate of Alma Marie Knowles**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GRANTEE:

HEREINAFTER CALLED THE HEIR(S), DO (ES) HEREBY JOIN AND **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GRANTEE:

Taylan C. Tekeli, a single man
and
Maggie C. Gelon, a single woman,
as joint tenants with rights of survivorship

HEREINAFTER CALLED THE GRANTEE(S), 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. 3 on the Revised Plan of Shelby Village No. 1, of record in Book 1835, page 63, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to John D. Knowles and wife, Alma Marie Knowles, by Warranty Deed from Third National Bank in Nashville, dated July 30, 1990 and filed of record in Book 8158, page 313, in the Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0 SB VRES-21-0515

Pursuant to Tenn. Code Ann. S 66-24-121 (a), the legal description is the same as in the previous deed of record.

SAID property is conveyed subject to such limitations, restrictions and encumbrances, as may affect the premises with no warranty expressed or implied, Grantor conveys only such interest as he/she may have.

This instrument was prepared by information furnished by the parties herein.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 515 Village Court, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 14 th day of May, 2021.

Teresa Randolph and Susan Marie Curtis, as Co-Executors **for the Estate of Alma Marie Knowles**

Teresa Randolph
Teresa Randolph, Co-Executors

Susan Marie Curtis
Susan Marie Curtis, Co-Executors

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came **Teresa Randolph, and Susan Marie Curtis,** with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the **Co-Executors** respectively of **the Estate of Alma Marie Knowles**, the within named bargainor, and that he as such appointed as **Co-Executors** being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing as **Co-Executors**, and attesting the same of **the Estate of Alma Marie Knowles**.

WITNESS my hand and notarial seal at my office at Brentwood, Tennessee, this 14, day of May, 2021

NOTARY PUBLIC

My commission expires: My Commission Expires January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notwithstanding anything contained herein to the contrary, DEBORAH ELAINE MAY, TERESA DUKE RANDOLPH AND SUSAN MARIE CURTIS, being the testate heirs of the Estate of Alma Marie Knowles deceased, joins below in the execution of this instrument for the sole purpose of quitclaiming and conveying the interests the interest of said Estate, if any, in the subject property, and relinquishing any right to recover the subject property in the event of a subsequent insolvency of this Estate.

Witness MY hands this 14 th day of May, 2021.

Deborah Elaine May
DEBORAH ELAINE MAY

Teresa Duke Randolph
TERESA DUKE RANDOLPH

Susan Marie Curtis
SUSAN MARIE CURTIS

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named **DEBORAH ELAINE MAY, TERESA DUKE RANDOLPH AND SUSAN MARIE CURTIS** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and notarial seal at my office at Brentwood, Tennessee, this 14, day of May, 2021

NOTARY PUBLIC

My commission expires: My Commission Expires January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:

RUDY TITLE and ESCROW, LLC
2012 21st Avenue South
Nashville, TN 37212

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027