Karen Johnson Davidson County
Batch# 660368 DEEDQC
06/21/2021 08:41:24 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20210621-0082993

File No.

EXECUTOR'S DEED

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 day of May, 2021.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires January 23, 2023

(AFFIX SEAL)

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
Regal Homes Co.	same	Map 094 01 0 291.00
(NAME) 290 Ed Harris Road	(NAME)	
(ADDRESS) Ashland City TN 37015	(ADDRESS)	
(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:

Regal Homes Co., a Tennessee Corporation

HEREINAFTER CALLED THE GRANTEE(S), IT'S 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. 113 on the Map of Shelby Village No. 2, as of record in Book 1835, page 48, Register's Office for said Count y.

Said Lot No. 113 fronts 50 feet on the easterly said of Village Court and runs back 96.8 feet on the northerly line and 140.1 feet on the southerly line to a dead line, measuring 66 .5 feet thereon.

Being the same property conveyed to John David Knowles and wife, Marie Knowles, by warranty deed from Sam Davis and wife, Charlotte Ann Davis, dated June 6, 1988 and filed of record in Deed Book 7569, page 616, in the Register's Office for Davidson County, Tennessee. .

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 603 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 my hands this 17 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

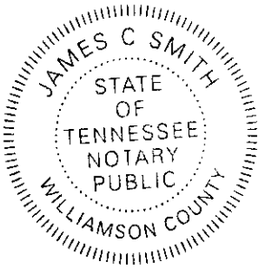
STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came **Teresa Randolph, 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 17, day of May, 2021

NOTARY PUBLIC

My commission expires: My Commission Expires January 23, 2023



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 our hands this 17 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

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 17, 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:

Magnolia Title & Escrow, Inc.
1104 Fatherland St.,
Nashville, TN 37206

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