This instrument prepared by:
(And return to:)

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

Karen Johnson Davidson County
Batch# 679160 DEEDWARR
07/19/2021 10:54:41 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210719-0096392

EXECUTOR'S DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Robert D. Francis 1088 Ransier Drive Hendersonville, NC 28739	SAME	083.03-0-100.00

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, **Robert D. Francis, the Executor of the Estate of Melissa D. Francis,** deceased, (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 Melissa D. Francis, the decedent's will having been duly admitted to probate in Davidson County, Tennessee, bearing Probate Docket No.: 20P-155, in the Probate Court Clerk's Office for Davidson County, has bargained and sold and hereby transfers and conveys unto **Robert D. Francis,** (the "Grantee") his successors and assigns, all of its 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 located in the 27th Civil District of Davidson County, Tennessee, more particularly described as follows, to-wit:

Being Lot NO. 43 of the Pontotoc Subdivision, of record in Plat Book 547, page 113, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Melissa D. Francis by Warranty Deed of record in Instrument No.: 20030429-0057257, Register'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: 2112 Early Avenue, Nashville, Tennessee 37206.

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 13th day of July, 2021.

ESTATE OF MELISSA D. FRANCIS

Robert D Francis

GRANTOR – **Robert D. Francis, Executor**
For the Estate of Melissa D. Francis

STATE OF NORTH CAROLINA)
COUNTY OF Henderson)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, **Robert D. Francis**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Executor of the Estate of Melissa D. Francis, the maker, and is authorized by the maker to execute this instrument on behalf of the maker, The Estate of Melissa D. Francis, by Robert D. Francis, Executor.

Witness my hand and official seal on this the 13th day of July, 2021.

NIKITA DICKASON NOTARY PUBLIC HENDERSONVILLE COUNTY, NC My Comm. Expires 12/10/2023

Notary Public

My Commission Expires: 12/10/2023

STATE OF NORTH CAROLINA)
COUNTY OF Henderson)

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

Robert D Francis

Affiant

Subscribed and sworn before me this 13 day of July, 2021.

NIKITA DICKASON NOTARY PUBLIC HENDERSONVILLE COUNTY, NC My Comm. Expires 12/10/2023

NOTARY PUBLIC
My Commission Expires: 12/10/2023