Karen Johnson Davidson County
Batch# 689783 DEEDWARR
08/04/2021 11:10:30 AM 4 pgs
Fees: $23.00 Taxes: $1,276.50
20210804-0104750

This instrument is prepared by:
Farrar, Holliman & Butler
Attorneys at Law
P.O. Box 280, Lafayette, TN 37083,
based upon information provided by Grantors.
The preparers of this instrument make no warranties as to title, ownership, the existence of liens or encumbrances, tax liabilities, zoning ordinances, boundary lines, or any other representations relative to the property description herein.

Map 120-9
Parcel 114

ADDRESS OF NEW OWNER & SEND TAX BILLS TO:
Terry Edgin & wife, Corina Edgin
1412 Winthorne Drive
Nashville, TN 37217

EXECUTOR'S DEED

For and in consideration of the sum of Three Hundred Forty-Five Thousand and 00/100 Dollars ($345,000.00), Cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged although not specifically setout herein, We, **Keith Hauskins, Executor of the Estate of Joe Ryan Breeding, and Norine Elizabeth Campbell, life estate owner,** have bargained and sold, and by these presents do transfer and convey unto **Corina Edgin and Terry Edgin, wife and husband**, certain tracts or parcels of land in Davidson County, Tennessee, as follows:

Being Lot No. 5A-79 on the Plan of Glengarry Park, Section Five A, as of record in Book 3300, page 58, Register's Office for Davidson County, Tennessee.

Said Lot No. 5A-79 fronts 81.2 feet on the easterly margin of Winthorne Drive and runs back between lines measuring 314.1 feet on the southerly line and 323.8 feet on the northerly line to a dead line in the rear measuring 72.3 feet thereon.

Being the same property conveyed to Joe Ryan Breeding and wife, Lillian O. Breeding, by deed from Atlas Construction Company, dated March 25, 1968 and recorded in Book 4229, Page 175-176, Register's Office of Davidson County, Tennessee. Lillian O. Breeding was divested of her rights, title and interest in the above described property and said rights, title and interest to said property was solely vested in Joe Ryan Breeding, by Consent Order of divorce filed May 25, 1995, General Court of Justice, District Court Division, Caldwell County, North Carolina, File No. 95 CVD 315, in the matter of Lillian Earle Breeding v. Joe Ryan Breeding, with said Consent Order being recorded on November 18, 2005 in Book 20051118, page 0139654, Register's Office of Davidson County, Tennessee.

The said Joe Ryan Breeding died testate on December 10, 2009. Keith Hauskins is executing this instrument in his capacity as Executor of the Estate of Joe Ryan Breeding, which was admitted to probate on January 27, 2010, in Davidson County Circuit Court, Probate Division, #10P-66, with the said Keith Hauskins being appointed as substitute Executor by Order dated December 2, 2020.

The said Norine Elizabeth Campbell is executing this instrument for the purpose of conveying any and all interest she may have in the above-described property. Specifically, the Last Will and Testament of Joe Ryan Breeding left Norine Elizabeth Campbell a life estate and she is voluntarily surrendering and terminating her life estate by virtue of this conveyance.

Possession to be given with delivery of deed.

The 2021 Taxes are to be prorated.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said **Terry E. Edgin and wife, Corina Edgin,** forever. And we do covenant with the said **Terry E. Edgin and wife, Corina Edgin**, that we have a good right to convey it, and the same is unencumbered.

Witness my hand this 15th day of July, 2021.

Keith Hauskins Executor

KEITH HAUSKINS, EXECUTOR OF THE ESTATE OF JOE RYAN BREEDING

Norine Elizabeth Campbell

NORINE ELIZABETH CAMPBELL, OWNER OF LIFE ESTATE

STATE OF TENNESSEE
COUNTY OF MACON

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State the within named **KEITH HAUSKINS, EXECUTOR OF THE ESTATE OF JOE RYAN BREEDING,** the bargainer(s), with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Lafayette, Tennessee, this the 15th day of July, 2021.

Kim Kirby

NOTARY PUBLIC

KIM KIRBY
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY

MY COMMISSION EXPIRES:

7/27/22

STATE OF MICHIGAN
COUNTY OF Barry

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State the within named **NORINE ELIZABETH CAMPBELL,** the bargainer(s), with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Barry Co, Michigan, this the 24th day of June, 2021.

Jody J May
NOTARY PUBLIC

MY COMMISSION EXPIRES:
July 20, 2025

Jody J May
Notary Public, Barry County, MI
My Commission Expires July 20, 2025
Acting in the County of Barry

STATE OF TENNESSEE
COUNTY OF MACON

I, or we hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is **$345,000.00**, which amount is equal to or greater than that amount which the property transferred would command at a fair voluntary sale.

Keith Hawkins Executor
AFFIANT

Subscribed and sworn to before me, this 15th day of July, 2021.

KIM KIRBY
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY

NOTARY PUBLIC

MY COMMISSION EXPIRES:
7/27/22

Certificate of Authenticity

I, **Joshua A. Terry**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/15/21.

Affiant Signature

7/23/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/23/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON