MAP AND PARCEL NUMBER: 04405005200

PREPARED BY:
Sawnie R. Aldredge, Esq.
P.O. Box 120713
Nashville, TN 37212
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Karen Johnson Davidson County
Batch# 711249 DEEDQC
09/08/2021 09:15:23 AM 4 pgs
Fees: $22.00 Taxes: $0.00



20210908-0119978

EXECUTOR'S DEED

Address of New Owner:

Erin McDermott
303 Keeton Avenue
Old Hickory, Tennessee 37138

Send Tax Bills to:

Erin McDermott
303 Keeton Avenue
Old Hickory, Tennessee 37138

KNOW ALL MEN BY THESE PRESENTS:

That Jane Forkum and Wesley Osborn, as Co-Executors of the Estate of James Lawrence Osborn for and in consideration of the sum of $1.00, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the express purpose of making a transfer and conveyance, do hereby quitclaim, transfer and convey unto Erin McDermott, a single person, her successors and assigns, all right, title or interest in and to the following described tract of land located in Davidson County, Tennessee,

including any legal and equitable interest whatsoever said Estate may have, to wit:

Being Lot No. 44 on the plan Scenic View Subdivision, described according to a survey prepared by W. W. Turner, not of record, dated August 20, 1948, as follows:

Starting with a concrete monument in the westerly end of a return at the northwest corner of the intersection of Keaton (sic) Avenue and a 50-foot dedication for a street, and running thence with the following courses and distances: in a northwesterly direction along the northerly margin of Keaton Avenue 70.8 feet to an iron pin, the southeast corner of Lot No. 43; thence in a northeasterly direction, along the easterly margin of Lot No. 42, 148.4 feet to an iron pin located in the southerly margin of the H. E. Richardson property; thence in a southeasterly direction along the said H. E. Richardson property, 88.2 feet to an iron pin in the westerly margin of the 50 foot dedication for a street; thence in a southwesterly direction along the westerly margin of said dedication 123.2 feet to an iron pin at the north end of a return; thence around a curve to the right, said curve having a radius of 25 feet, for a distance of 40.5 feet to a concrete monument and the beginning.

Together with a portion of the Hillman Place closed by Metro Ordinance No. BL2006 - 928.

The property is subject to any and all existing easements and restrictions thus shown of record including the following:

Covenants, conditions and restrictions as set forth in instrument recorded in Book 1969, Page 88, Register's Office for Davidson County Tennessee.

Any Easements retained and conditions contained in Ordinance No. BL2006 - 926 of the Metropolitan Government of Nashville and Davidson County Tennessee.

Being the same real estate conveyed to James Lawrence Osborn by Ike Mills of record in Instrument Number 20140317-0021881, Register's Office for Davidson County, Tennessee.

The said James Lawrence Osborn, having died October 15, 2020, this conveyance is pursuant to the Last Will and Testament of James Lawrence Osborn.

WITNESS my hand this 3rd day of Sept., 2021.

Jane O. Forkum

JANE FORKUM, CO-EXECUTOR
OF THE ESTATE OF JAMES LAWRENCE OSBORN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named bargainor, **JANE FORKUM**, 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 this the 3 day of Sept, 2021.

SAWNIE R. ALDREDGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 9-2-2024

WESLEY OSBORN, CO-EXECUTOR
OF THE ESTATE OF JAMES LAWRENCE OSBORN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named bargainor, **WESLEY OSBORN**, 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 this the 3rd day of Sept, 2021.

SAWNIE R. ALDREDGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 9-2-2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is none.

JANE FORKUM, Co-EXECUTOR
OF THE ESTATE OF JAMES LAWRENCE OSBORN

Sworn and subscribed before me this the 3rd day of Sept. 2021.

SAWNIE R. ALDREDGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 9-2-2022