This Instrument Prepared By:
Paula K. Van Slyke, Esq.
4117 Hillsboro Rd., Suite 207
Nashville, TN 37215

New Owner:	Send Tax Bills To:	Map-Parcel No.
Sandra J. Grinde Ronald C. Jeannette 2 Strawberry Hill Nashville, TN 37215	Same	142 09 0A 018.00

Karen Johnson Davidson County
Batch# 718057 DEEDWARR
09/16/2021 10:43:22 AM 3 pgs
Fees: $17.00 Taxes: $0.00



20210916-0124448

EXECUTORS' DEED

KNOW ALL MEN BY THESE PRESENTS, that Sandra J. Grinde and Ronald C. Jeannette, Co-Executors of the Estate of Frances S. Jeannette ("Grantor"), to fulfill the terms of the Last Will and Testament of Frances S. Jeannette, deceased, and for no monetary consideration, the receipt and sufficiency of which is hereby acknowledged, do hereby grant, bargain, sell and convey a one-half (1/2) undivided interest to each of Sandra J. Grinde and Ronald C. Jeannette (Grantees), and their respective heirs, representatives and assigns, to hold such undivided interests as tenants in common, in and to a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to wit (the "Property"):

Being a part of the Plan of Doral Country Villa Condominiums, Section 1, as of record in Plat Book 4860, Page 96, Register's Office for Davidson County, Tennessee, the part hereby described as follows:

Being Unit No. 107-A on said Plan and described by the Master Deed establishing a horizontal property regime with respect to Doral Country Villa Condominiums, Section 1, of record in Book 5011, Page 395, Register's Office for Davidson County, Tennessee, as amended in Book 5015, Page 251, said Register's Office to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to William C. Jeanette and wife, Frances S. Jeanette by deed of record in Book 5320, Page 632, Register's Office for Davidson County, Tennessee. For purposes of clarity and because the prior deed of record contains a misspelling of names, William C. Jeanette and William C. Jeannette are one and the same person and Frances S. Jeanette and Frances S. Jeannette are one and the same person. The aforesaid William C. Jeannette died on June 17, 1996 and the Property passed to his wife, Frances S. Jeannette, by operation of law. The aforesaid Frances S. Jeannette died on December 5, 2020, leaving a Last Will and Testament admitted to probate by the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) (Docket No. 21P70), and accordingly, this deed is executed to fulfill the terms of the Last Will and Testament of Frances S. Jeannette.

The legal description set forth above is the same as the legal description contained in the previous deed of record.

This is improved property known as 827 Todd Preis Drive, Nashville, Tennessee 37221.

Said property is transferred subject to any and all applicable restrictions, agreements, easements and other matters of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, representatives and assigns, forever, and Grantors covenant that they are lawfully seized in fee simple of the Property and that they have a good and lawful right to sell and convey the same. The Grantors further covenant and binds themselves, to warrant specially and forever defend the title to said real estate to Grantees, their heirs, representatives and assigns, against the lawful claims of all persons claiming by, through or under Grantors, but not further or otherwise. 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.

IN WITNESS WHEREOF, Grantors have executed this instrument this 14 day of September, 2021.

GRANTORS:

Sandra J. Grinde, Co-Executor of the
Estate of Frances S. Jeannette

Ronald C. Jeannette, Co-Executor of the
Estate of Frances S. Jeannette

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **SANDRA J. GRINDE** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, this the 9 day of SEPTEMBER, 2021.

NOTARY PUBLIC

TIFFANY B. VINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 03-03-2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **RONALD C. JEANNETTE** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, this the 14 day of Sept, 2021.

NOTARY PUBLIC

My Commission Expires: 3.7.23

ROBERT A. MULLINS
STATE OF TENNESSEE NOTARY PUBLIC
Exp. Mar. 7, 2023
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that to the best of Affiants's knowledge, information and belief, the actual consideration for this transfer is $ -0-.

Sandra J. Grinde, Affiant

Subscribed and sworn to before me, this the 9 day of SEPTEMBER, 2021.

NOTARY PUBLIC

My Commission Expires: 03.03.2025

TIFFANY B. VINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY