This Instrument Prepared By:
Parker T. Brown, ESQ.
FIDELIS LAW, PLLC
1585 Mallory Lane, Suite 104
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 729414 DEEDQC
10/04/2021 01:02:16 PM 5 pgs
Fees: $27.00 Taxes: $0.00



20211004-0133208

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
REBECCA ELLEN BROWN		
2521 Pennington Bend Road, #119	SAME	052-140A 001000CO
Nashville, Tennessee 37214		

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409(a)(3)(D).

REBECCA ELLEN BROWN, Executrix

Sworn to and subscribed before me this September 23, 2021.

Notary Public

My Commission Expires: _____

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 06-16-2025

EXECUTRIX'S DEED

KNOW ALL PERSONS BY THESE PRESENTS, that REBECCA ELLEN BROWN is the duly appointed Executrix for the ESTATE OF CARLENE MARY HOWELL BROWN, evidenced by the attached **Exhibit A**, Letters Testamentary for the ESTATE OF CARLENE MARY HOWELL BROWN, Docket Number 21P740, which is administered in the Circuit Court (Probate Division) for Davidson County, Tennessee.

THEREFORE FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is sufficient and is hereby acknowledged, REBECCA ELLEN BROWN, Executrix for the ESTATE OF CARLENE MARY HOWELL BROWN, has this date bargained and sold, and does hereby transfer, quitclaim, release and convey any and all interest in which the Decedent and her Estate owns, to REBECCA ELLEN BROWN, her heirs and assigns, in that certain tracts or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Being Unit No. 10 of Pennington Villas Townhomes a horizontal property regime established by Master Deed of record in Instrument No. 200408110097169, and Plat of record in

Instrument No. 20040812-0097543, Register's Office for Davidson County, Tennessee together with common elements.

Being the same property conveyed to CARLENE M. BROWN (Being one and the same as CARLENE MARY HOWELL BROWN), an unmarried person, now deceased, by RICHARD PUNCOCHAR d/b/a PENNINGTON PARTNERS, by Warranty Deed of record in Instrument No. 2207038-0037089, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: (1) All matters appearing on plat of record in Instrument No. 20040812-0097543 Register's Office for Davidson County, Tennessee, (2) Covenants, conditions, restrictions, reservation, easement liens for assessments options power of attorney and limitations on title created by the Tennessee 'Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Instrument No. 200408110097169, Register's Office for Davidson County, Tennessee, the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed" establishing a horizontal property regime of Pennington Villa Townhomes recorded in Instrument No. 20040811-0097169, Register's Office for said county, (3) Charter of Pennington Villa Townhomes Association of record in Instrument No. 20040812-0097543 (4) Easement for Storm Water Detention, of record in Instrument No. 20030939-014278, Register's Office for Davidson County, Tennessee.

The foregoing legal description is taken from the prior deed of record.

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.

This is improved property known as: 2521 Pennington Bend, #119, Nashville, Tennessee 37214.

WITNESS MY HAND this September 23, 2021.

ESTATE OF CARLENE MARY HOWELL BROWN

By: _____

REBECCA ELLEN BROWN, Executrix

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named REBECCA ELLEN BROWN, with whom I am personally acquainted, who supplied Letters Testamentary evidencing she is the duly appointed EXECUTRIX for the ESTATE OF CARLENE MARY HOWELL BROWN by the Probate Court for Davidson County, Tennessee, and who acknowledged that She executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 23rd day of September, 2021.

NOTARY PUBLIC

My Commission Expires: _____

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 06-18-2025

Exhibit A

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **REBECCA ELLEN BROWN** DOCKET NO: **21P740**

It appearing to the Court that ***CARLENE MARY HOWELL BROWN*** *has died leaving a written Will in which you are appointed* ***Executrix*** *and which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you;*

THESE ARE, THEREFORE, to empower you, the said ***REBECCA ELLEN BROWN****, to enter upon the execution of said Will, and take into your possession all of the property, and to make, within* ***sixty (60) days*** *from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.*

WITNESS, Richard R. Rooker, Clerk of the Probate Court, at office, this ***May 26th, 2021****.*

RICHARD R. ROOKER, Clerk

_____ D.C.

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, RICHARD R. ROOKER, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of the Letters Testamentary issued to **REBECCA ELLEN BROWN** as **Executrix** of the estate of **CARLENE MARY HOWELL BROWN**, deceased, and I do further certify that **REBECCA ELLEN BROWN** is still acting **Executrix** of the estate of **CARLENE MARY HOWELL BROWN** and all acts as such are entitled to full faith and credit as it appears from the official record in my office in Nashville, Tennessee, this the 26th day of May, 2021.

RICHARD R. ROOKER, Clerk

_____ D.C.