Karen Johnson Davidson County
Batch# 768600 DEEDWARR
12/06/2021 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20211206-0161608

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $325,000.00

Affiant

Subscribed and sworn to before me, this 22 day of November, 2021.

Notary Public

My commission expires: 1/10/25

TERESA TIDWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2025

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
Closed Title
278 Franklin Road, Suite 160
Brentwood, TN 37027

EXECUTOR DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Cynthia Jarrett	New Owner	059-15-0A-030.00-CO
3033 Chateau Valley Drive	same	
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

Pamela Manning, Executrix of the Last Will and Testament of Jean Howard

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Cynthia Jarrett, an unmarried person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 153 on the Plan of Chateau Valley, Phase I, as of record in Book 6900, Page(s) 893 through 895, inclusive in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Jean H. Howard and husband, David M. Howard by Warranty deed from Chateau Associates, Ltd, a TN, Limited Partnership of record in Book 9425, Page 740, Register's Office for Davidson County, Tennessee, dated July 29, 1994 and recorded on August 02, 1994.

David M. Howard, having died on October 14, 2003, his interest in said property vesting in Jean H. Howard as the surviving tenant by the entirety.

Jean H Howard, having died on October 1, 2021, her interest in said property being conveyed pursuant to the terms of her Last Will and Testament filed for Probate in Docket No. 21P2097 Chancery Court of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is improved property known as 3033 Chateau Valley Drive, Nashville, TN 37207

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 that GRANTOR, in his capacity as EXECUTOR (and not individually) is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and that GRANTOR, in his capacity as EXECUTOR (and not individually) does further covenant and bind himself to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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..

Witness my/our hand(s) this 22 day of November, 2021.

Pamela Manning

Pamela Manning, Executrix of the Last Will and Testament of Jean Howard

STATE OF GEORGIA
COUNTY OF Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Pamela Manning**, Executrix of the Estate of Jean Howard, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes contained therein, being authorized to do so by the terms of the Last Will of Jean Howard.

Witness my hand, at office, this 22 day of November, 2021.

Notary Public

My Commission Expires: _____

Amanda McGowan
NOTARY PUBLIC
Dekalb County
State of Georgia
My Comm. Expires 07/24/2024

File #: 2021-4763
RECORD & RETURN TO:
CLOSED TITLE
278 FRANKLIN ROAD, SUITE 160
BRENTWOOD, TN 37027

Tennessee Certification of Electronic Document

I, John A Bell Jr, 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 11-22-21 (date of document).

Affiant Signature

12-02-21
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 2 day of DEC, 2021.

Teresa Tidwell
Notary's Signature

NOTARY'S SEAL

TERESA TIDWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

MY COMMISSION EXPIRES: 1/6/25