39B

Karen Johnson Davidson County
Batch# 791263 DEEDWARR
01/14/2022 02:45:21 PM 3 pgs
Fees: $18.00 Taxes: $3,330.00
20220114-0006205

EXECUTRIX WARRANTY DEED

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is $900,000.00

Affiant

Subscribed and sworn to before me This 12th day of January, 2022.

Notary Public

My Commission Expires: 3/8/27

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address New Owners as:	Tax Bill To:	Map / Parcel
The Baird Graham Company, L.L.C. **P.O. Box 150645** **Nashville, TN 37215**	New Owner	13101010000

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. File21-12-16308

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Deborah S. Merritt, Executrix of the Estate of Linda L. Assali**, (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **The Baird Graham Company, L.L.C., a Tennessee limited liability company** (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee being Lot. No. 45 on the Plan of Russwood Heights, as of record in Plat Book 2133, Pages 12 and 13 , Register's Office for said county, to which plan reference is made for a more complete description.

Being the same property conveyed to Linda L. Assali by Warranty Deed from Kathryn G. Hobbs and Husband David T. Hobbs, of record in Book 10514, page 82, Register's Office for Davidson County, Tennessee, dated July 1, 1997. Linda L. Assali died testate on September 26, 2021 and her last will and testament was filed for probate in Case 21P2174, in the Seventh Circuit Court , Probate Division. This conveyance was authorized by order of that court entered on December 17, 2021.

This is improved property known as 3410 Trimble Road, Nashville, TN 37215.

This is the same legal description as the previous deed.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. Subject to Restrictive Covenants for Detached Structure of record in Instrument 20090316-0023281, said Register's Office.
2. Subject to all matters on Plat Book 2133, pages 12 and 13, said Register's Office.
3. Taxes for 2022 and subsequent years, a lien not yet due and payable.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor, solely in her role as Executrix of the Estate of Linda L. Assali and no further or otherwise, does further covenant and bind herself, her heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 12th day of January 2022.

ESTATE OF LINDA L. ASSALI

By: Debra S Merritt
Debra S. Merritt, Executrix

STATE OF NEW YORK }
COUNTY OF WESTCHESTER }

Before me, the undersigned of the state and county mentioned, personally appeared **Debra S. Merritt**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she, as Executrix of the Estate of Linda L. Assali, executed the within instrument for the purposes therein contained on behalf of the Estate of Linda L. Assali as its Executrix.

Witness my hand and seal, at Katonah, New York, this 12th day of January 2022.

Lorraine Lill Bosley
Notary Public

LORRAINE LILL BOSLEY
Notary Public, State of New York
No. 01LI6382118
Qualified in Westchester County
Commission Expires 06/24/2023

My Commission Expires: