This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

Karen Johnson Davidson County
Batch# 808788 DEEDWARR
02/22/2022 08:34:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220222-0019604

EXECUTOR'S DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Tony Douglas Nash 2933 Donna Hill DR Nashville, TN 37214	same	073 15 0 005.00

WHEREAS, Gene Horton Nash (the "Decedent") died on June 8, 2021, and Decedent's Last Will and Testament, dated June 1, 2021, was admitted to probate on August 18, 2021, as File No. 21P1355 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) (the "Will"); and

WHEREAS, Gene Russell Nash is the duly appointed Executor (the "Executor") of the Decedent's Estate (the "Estate") under the Will; and

WHEREAS, the Executor desires to convey all of the Decedent's right, title and interest in and to certain real property located in Davidson County, Tennessee, and any improvements thereon, described on **Exhibit A** attached hereto and incorporated herein by this reference (the "Property") to Tony Douglas Nash in order to settle matters of the Estate in accordance with the terms of the Will.

NOW, THEREFORE, in consideration of the foregoing premises and no other monetary consideration, the Executor hereby transfers, and conveys all of the Executor's right, title and interest in the Property to Tony Douglas Nash (the "Beneficiary").

This is improved property known as 2933 Donna Hill Drive, Nashville, Tennessee 37214.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Beneficiary, its successors and assigns, forever; and the Executor hereby transfers, assigns, and sets over unto the Beneficiary, all of the Estate's right, title and interest in the said Property with full benefit of the Executor's warranties to the maximum extent that he can or should do as Executor, but not further or otherwise.

IN WITNESS WHEREOF, the Executor has executed this instrument this 9 day of February, 2022.

Gene Russell Nash, Executor
Estate of Gene Horton Nash

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Gene Russell Nash, who upon oath acknowledged that he is the Executor of the Estate of Gene Horton Nash, deceased (the "Estate"), the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 9 day of February, 2022.

Notary Public

My Commission Expires: Dec. 1, 2025

JAMES HINCHMAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. 67-4-409 (a)(3)(D).

Gene Russell Nash, Affiant

Subscribed and sworn to before me this 9 day of February, 2022.

Notary Public

My Commission Expires: Dec. 1, 2025

JAMES HINCHMAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

EXHIBIT A

BEING Lot 34 having a frontage on Donna Hill Drive of 90 feet, in Sunset View Subdivision, Section one. For a more detailed description refer to said Lot on the recorded plot plan of said subdivision of record in Book 2663, pages 27 and 28, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gene Horton Nash by Warranty Deed from Herman McCallum dated March 28, 1958, of record in Book 2749, page 195, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Gene H. Nash by Quitclaim Deed from Margaret E. Nash dated July 16, 1983, of record in Book 6098, page 595, said Register's Office.

The legal description is the same as the previous deed of record.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

This is improved property known as 2933 Donna Hill Drive, Nashville, Tennessee 37214.

CERTIFICATE OF AUTHENTICITY

I, Carla Lovell, 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 February 9, 2022.

Carla Lovell

Carla Lovell

February 10, 2022

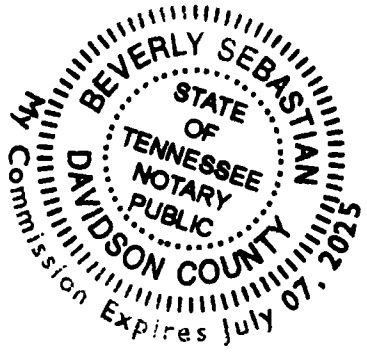
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 10th day of February, 2022.

Notary Public

My Commission Expires: 7/7/25



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