**NEW OWNER :**
A.C. Caroline Davis. Trustee
4008 General Bate Dr.
Nashville, TN 37204

**SEND TAX BILLS TO:**
Same

Karen Johnson Davidson County
Batch# 817830 DEEDQC
03/08/2022 03:29:32 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220308-0026586

**Map/Parcel No.**
**82-13/313**

**THIS INSTRUMENT PREPARED BY:**
**Shawn J. McBrien, Attorney At Law**
**1050 Hamilton Station Blvd, Ste 200**
**Lebanon TN 37087**

**This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(D)**

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SHAWN MCBRIEN, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

# EXECUTRIX DEED

KNOW ALL MEN BY THESE PRESENTS that **A. C. Caroline Davis,** the duly appointed Executrix, a copy of her Letters Testamentary being attached hereto as *Exhibit A*, of the Estate of Devereaux T. Davis, deceased, which estate is administered in the Probate Court for Davidson County, Tennessee, Case No. 21P1004, for and in consideration of the sum of Zero ($0.00) Dollars, cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, and in connection with the distribution and closing of the Estate of Devereaux T. Davis, the decedent's Will having been duly admitted to probate in Davidson County, Tennessee, and recorded as 21P1004, Probate Court Clerk's Office for said county, has bargained, sold and hereby conveys, remises, releases and forever quitclaims unto **A. C. Caroline Davis, as Trustee for the Downtown Trust,** all right, title and interest in and to a certain tract(s) of land in Davidson County, Tennessee described as follows, to-wit:

Land in Davison County, Tennessee, begin part of Lot No. 30 on the Plan of Balch and Whiteside's Addition, as of record in Minute Book "D", page 734, Circuit Court for said County, described as follows:

Beginning at the northeast corner of 4th Avenue, North (formerly Cherry Street) and Jackson Street: thence, with the easterly margin of 4th Avenue, North, northwardly, 100 feet to a point 61 feet south of the southwest corner of the property conveyed to Louis Schwartz, by deed from Charles M. Preston and wife of record in Book 476, page 47, Register's Office for said County; thence eastwardly, 170 feet to the westerly margin of an alley; thence, with said alley, southwardly 100 feet to the northerly margin of Jackson Street; thence with said Street, westwardly 170 feet to the beginning.

Being the same property conveyed to Devereaux T. Davis, by Quitclaim Deed dated June 30, 2000, from Joseph Ormsby Treanor, of record at 200007120069176.

Title to the property hereinabove described is subject to the following exceptions: All such valid and enforceable easements, conditions, restrictions and covenants of record.

WITNESS my hand this 28th day of January, 2022.

A. C. Caroline Davis, Executrix

A. C. CAROLINE DAVIS, EXECUTRIX
Estate of Devereaux T. Davis

AFFIDAVIT OF NOTARY

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, A. C. Caroline Davis, Executrix of the Estate of Devereaux T. Davis, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of January, 2022.

Crystal Mosier

NOTARY PUBLIC
My Commission expires: 11/10/25

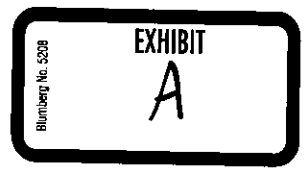
CRYSTAL MOSIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EFILED 07/01/21 03:02 PM CASE NO. 21P1004 Richard R. Rooker, Clerk

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

**LETTERS TESTAMENTARY**




TO: **A.C. CAROLINE DAVIS** DOCKET NO: **21P1004**

*It appearing to the Court that **DEVEREAUX T. DAVIS** 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 **A.C. CAROLINE DAVIS**, 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 JUNE 1ST, 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 **A.C. CAROLINE DAVIS** as **Executrix** of the estate of **DEVEREAUX T. DAVIS**, deceased, and I do further certify that **A.C. CAROLINE DAVIS** is still acting **Executrix** of the estate of **DEVEREAUX T. DAVIS** 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 _____ day of _____, 20___.

RICHARD R. ROOKER, Clerk

_____ D.C.