ADDRESS NEW OWNER:
Tyler James Breitigan, Trust
Kristal Carbine, Trustee
617 Rehnea Drive
Old Hickory, Tennessee 37138

SEND TAX BILLS:
Same as above

Map-Parcel No. 086-08-0-002.00

Karen Johnson Davidson County
Batch# 821038 DEEDQC
03/11/2022 02:53:08 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220311-0028954

EXECUTOR DEED

Kristal Carbine, Executrix of the Estate of Jeremiah James Breitigan, Deceased, by the power conferred by Letters of Testamentary, State of Tennessee, Probate Court of Wilson County, docket number 21P-2003, and every other power, hereby conveys and quitclaims, in fee simple absolute unto **The Tyler James Breitigan Trust,** (hereinafter "Grantee"), its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 162, on the Plan of Final P.U.D. Plan, Phase III, Jackson's Retreat, as shown by plat appearing of record in Plat Book 5200, pages 517 and 518, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Andrew Michael Russell, unmarried, from Andrew Michael Russell, by QuitClaim Deed dated April 16, 2012 and recorded April 16, 2012 in Instrument No. 20120416-0032417, Register's Office for said County.

Being the same property conveyed to Andrew Michael Russell by Order of Probate for Muniment of Title as Ordered by the Seventh Circuit Court for Davidson County, Tennessee Probate Division, dated November 3, 2011 and recorded November 3, 2011 or record in Instrument No. 20111103-0085756, Register's Office for Davidson County, Tennessee. Also see Last Will and Testament of Timothy Paul Russell of record in Instrument No. 20111104-0086313, Register's Office of said County.

Being the same property conveyed to Timothy P. Russell, unmarried, from Michael G. Ballard and wife, Barbara Carol Ballard, by Warranty Deed dated March 7, 2005 and recorded March 9, 2005 in Instrument No. 20050309—0026249, Register's Office of said County. The Timothy P. Russell having since died. See Probate Docket #11P-1563.

Being the same property conveyed to Jeremiah Breitigan, unmarried, from Andrew Michael Russell, unmarried, by Warranty Deed dated September 22, 2020 and recorded September 30, 2020 in Instrument No. 20200930-

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0112494 Register's Office for Davidson County, Tennessee.

This is improved property known as 1409 Autumn Knoll, Hermitage, Tennessee 37076.

This conveyance is made subject to any and all restrictive covenants, easements, and setback lines that are applicable to the above-described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

This instrument was prepared based on information furnished by parties. The preparer makes no representations or warranties as to the correctness thereof or the status of the title to the property described herein.

Witness my hand this 8th of March, 2022.

KRISTAL CARBINE, Executrix

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kristal Carbine, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that she executed the same.

Witness my hand and official seal at ~~office this~~ 8th day of March 2022.

NOTARY PUBLIC
My Commission expires:

RUTH A. MAYFIELD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES

STATE OF TENNESSEE
COUNTY OF WILSON

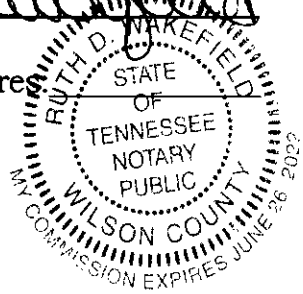
The actual consideration or value, whichever is greater, for this transfer is NONE.

Kristal Carbine, Affiant

220113j

Sworn to and subscribed to before me this 8th day of March 2022.

NOTARY PUBLIC
My Commission Expires:



This Instrument was Prepared By:
Yancy Belcher, Attorney
2306 North Mount Juliet Road
Mount Juliet, Tennessee 37122
615.773.2889

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