ADDRESS NEW OWNER:
Kelly Ann Breitigan
1416 Autumn Knoll
Hermitage, TN 37076

SEND TAX BILLS:
Same as above

Map-Parcel No. 086-07-0-076.00

Karen Johnson Davidson County
Batch# 821041 DEEDQC
03/11/2022 02:55:04 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220311-0028958

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 **Kelly Ann Breitigan,** (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. 120, on the Plan of Jackson's Retreat, Phase III, of record in Plat Book 5200, pages 517 and 518, of the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Sherry J. Sullivan, and husband, C. Terry Sullivan by QuitClaim Deed from Sherry J. Cole, n/k/a Sherry J. Sullivan of record in Book 10071, Page 893, Register's Office for Davidson County, Tennessee, dated May 24, 1996, and recorded on June 4, 1996.
>
> Being the same property conveyed to Jeremiah J. Breitigan, an unmarried man, by Deed from Sherry J. Sullivan and husband, C. Terry Sullivan of record in Instrument No. 20160906-0093385 Register's Office for Davidson County, Tennessee dated September 1, 1996 and recorded on September 6, 2016.
>
> This is improved property known as 1416 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.

220113j

Witness my hand this _____ of _____, 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 D. WAKEFIELD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES JUNE 28, 2022

STATE OF TENNESSEE
COUNTY OF WILSON

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

Kristal Carbine, Affiant

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

NOTARY PUBLIC
My Commission Expires:

RUTH D. WAKEFIELD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES JUNE 28, 2022

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

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