Karen Johnson Davidson County
Batch# 830540 DEEDWARR
03/29/2022 11:42:43 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220329-0036175

This Instrument Prepared By:
Wm. Lee Horn, Esq.
BAYDOUN & KNIGHT, PLLC
5141 Virginia Way, Suite 210
Brentwood, Tennessee 37027

EXECUTOR'S DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Robert H. Edwards, Jr., *et al*	Robert H. Edwards, Jr., *et al*	Map 131-05-A
126 Jefferson Square	126 Jefferson Square	Parcel: 126.00
Nashville, Tennessee 37215	Nashville, Tennessee 37215	

* *Description hereinbelow was taken from the prior conveyance, and Preparer makes no representations as to any matter relating thereto.*

FOR AND IN CONSIDERATION of One and No/100 Dollars ($1.00), cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, the **Estate of Betsy B. Edwards, deceased**, by and through its Personal Representative, John S. Edwards (the "Grantor"), these presents does hereby transfer and convey unto **Robert H. Edwards, Jr. and wife, Elizabeth B. Edwards**, (the "Grantee"), said Robert H. Edwards, Jr. being a residual beneficiary of the Estate of said Betsy B. Edwards, deceased, and said transfer being in settlement of said Estate, all right, title and interest, in and to the tract of improved real estate as located in Davidson County, City of Nashville, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being a part of Jefferson Square, Section One, Condominium Apartments, as of record in Book 4675, Page 12, Register's Office for Davidson County, Tennessee, the part hereby described being:
>
> Unit F-126 as shown in and described in the said Plat and described in the Master Deed establishing the Horizontal Property Regime with respect to Jefferson Square, Section One, Condominium.
>
> Being the same property conveyed to Robert H. Edwards and wife, Betsy B. Edwards, by Deed from Jerry R. Winters and wife, Lynn Winters, dated July 23, 2010, and of record in instrument 20100727-0058810, in the Register's Office for Davidson County, Tennessee. Said Robert H. Edwards predeceased Betsy B. Edwards on September 22, 2020, and his Last Will and Testament was probated in Case No. 21P-229 in the Seventh Judicial Circuit (Probate Division) Court in Davidson County, Tennessee.
>
> THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

County/City Taxes for the year 2022 are a lien not yet due and payable. Grantee will be responsible for payment of said taxes.

This is improved property located at 126 Jefferson Square, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD TO SAID GRANTEES, THEIR HEIRS, BENEFICIARIES, SUCCESSORS AND ASSIGNS FOREVER.

IN WITNESS WHEREOF, the undersigned, through their authorized representatives and heirs have hereunto set their seals this _____ day of February, 2022.

ESTATE OF BETSY B. EDWARDS, deceased

By: John S. Edwards
John S. Edwards, Personal Representative

STATE OF Alabama)
)
COUNTY OF Tuscaloosa)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John S. Edwards, as Personal Representative of the Estate of Betsy B. Edwards, deceased, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained on behalf of said estate.

Witness my hand and official seal this 3rd day of March, 2022.

Notary Public

My Commission Expires: 6-21-2023

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is Zero and no/100 Dollars ($0.00).

Affiant
Robert H. Edwards, Jr., Affiant

Subscribed and sworn to before me, this
10th day of March, 2022.

Notary Public

My Commission Expires: [illegible]ommission Expires
[illegible]ber 31, 2023