Karen Johnson Davidson County
Batch# 830783 DEEDQC
03/30/2022 08:05:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220330-0036509

THIS INSTRUMENT WAS PREPARED BY:
Teresa Morgan
P.O. Box 60711
Nashville, TN 37206
(615) 975-9174

ADDRESS NEW OWNER(S) AS FOLLOWS:
Nanette P. Hall
3212 Wilmoth Court
Nashville, TN 37207

SEND TAX BILLS TO:
SAME

MAP-PARCEL NUMBERS
071 16 0 362.00

EXECUTOR'S DEED
(UNDER POWER)

THIS INDENTURE, made this the 21st day of March, 2022, by and between **NANETTE P. HALL**, as Executor of the Last Will & Testament of Welbert Hampton who died in Davidson County, Tennessee, (hereinafter, called "Grantor") and **NANETTE P. HALL, UNMARRIED** of Davidson County, Tennessee (hereinafter called "Grantee").

WITNESSETH: That the said Grantor, acting under and by virtue of the power and authority contained in the said will, the same having been duly probated and recorded in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Docket No. 21P1552 for and in consideration of the valuable sum of TEN and 00/100 ($10.00) dollars and other valuable consideration paid in hand at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, as granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Grantee, all of its rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee more particularly described as follows:

BEING Lot No. 5 on the Plan of Tom Joy Subdivision as of record in Book 3600, page 47, Register's Office for Davidson County, Tennessee.

SAID Lot No. 5 fronts 74.46 feet on the southwesterly margin of North 6th Street, and extends back between lines 134.3 feet on the southeasterly line and 93.4 feet on the northwesterly line to a dead line in the rear on which it measures 61 feet.

BEING the same property conveyed to Welbert Hampton and wife, Hazel L. Hampton by Warranty Deed from Andrew Ewing, Trustee on June 11, 1965 of record in Book 3905, Page 760, Register's Office for Davidson County, Tennessee.

The conveyance is subject to: (1) All restrictive covenants, including but not limited to those of record in Book 3763, Page 136, Register's Office for Davidson County, Tennessee; (2) All matters shown in the Plan of record in Book 3600, Page 47, said Register's Office and any amendment or revision thereof; (3) Any and all easements of public record.

THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR, THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY, NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THE DEED.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hand and seal the day and year first above written.

This is **improved** property known as: **1320 N. 6th Street, Nashville, Tennessee 37207**

Nanette P. Hall

NANETTE P. HALL,
Executor of the Estate of Welbert Hampton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

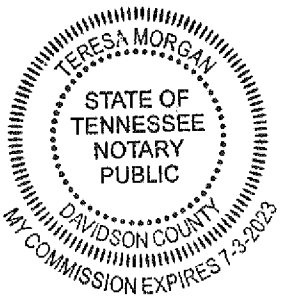
Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **Nanette P. Hall**, with whom I am personally acquainted and who, upon oath, acknowledged herself to be the Executor of the Estate of Welbert Hampton, the within named bargainor, and that she, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee this 21st day of March, 2022.

Teresa Morgan

Notary Public

My Commission Expires: 07/03/2023



I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is **$ 0.00**.

Nanette P. Hall
Affiant/Grantee

Subscribed and sworn to before me this 21st day of March, 2022.

Teresa Morgan
Notary Public

My Commission Expires: 07/03/2023

TERESA MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES

TRUE COPY CERTIFICATION

I, Teresa Morgan, Tennessee BPR No. 033448, do 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 March 21, 2022.

Teresa Morgan 3/22/2022
TERESA MORGAN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
PO BOX 60711
NASHVILLE, TN 37206
(615) 975-9174

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 22nd day of March, 2022.

NOTARY PUBLIC
My Commission Expires: July 3, 2023

CRYSTAL MARCRUM-POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023