Karen Johnson Davidson County
Batch# 846380 DEEDWARR
04/27/2022 12:22:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220427-0048683

This document prepared without opinion of title by Daniel L. Wischhof, Attorney
124 Long Hollow Pike, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER:
Ernest Leon Kimble, et. ux.
603 Hamblen Drive
Madison, Tennessee 37115

SEND TAX BILLS TO:
Same

TAX MAP/PARCEL #
Map 015
Parcel 090.00

# EXECUTOR'S DEED

KNOW ALL BY THESE PRESENTS that for the purpose of perfecting and evidencing the devise of the within property to Grantees, We, **Ernest Leon Kimble and wife Darlene Kimble, Co-Executors of the Estate of Mary Elizabeth O'Saile, Deceased,** grant and convey to **Ernest Leon Kimble and wife Darlene Kimble** all of the right, title and interest of the said Mary Elizabeth O'Saile in and to the following described land in Davidson County, Tennessee:

A tract or parcel of land in the 14th Civil District of Davidson County, Tennessee, described according to a copy of a survey made by S. A. Draper, Surveyor, May 15, 1956, as follows:

Beginning at a point in the center line of Sulphur Creek or Branch, east of and near the east margin of Wilkerson Road, in the center line of an old road, being the first road north of Morgan Road, and being in Foutch's corner; thence with the center line of Sulphur Creek and the meanderings thereof, north 1 deg. 45 min. west 252 feet, north 47 deg. 15 min. west 120 feet, north 10 deg. 45 min. west 53 feet; thence leaving Sulphur Creek, north 58 deg. east 665 feet to a point in the easterly boundary of this tract; thence south 24 deg. 30 min. east 700 feet to the center line of Morgan Road; thence with the center line of Morgan Road, south 53 deg. 30 min. west 147.5 feet to a point; thence south 27 deg. 45 min. west 247 feet to a point; thence north 64 deg. 45 min. west 229 feet to a point at or near the southerly margin of Morgan Road; thence crossing Morgan Road, north 65 deg. 30 minutes west 313 feet to the point of beginning, containing 10 acres, more or less.

INCLUDED in the above description but EXCLUDED from this conveyance is a parcel of 9.4 acres more or less conveyed away by L. C. O'Saile and wife Mary A. O'Saile to Carroll Robert Seay and wife Mary F. Seay by warranty deed of record at Book 3070, Page 125, Register's Office for Davidson County, Tennessee, a copy of which is attached hereto as Exhibit A for the purpose of providing a more complete description thereof.

THE PARCEL HERE CONVEYED BEING part of the same property conveyed to L. C. O'Saile and wife Mary A. O'Saile by warranty deed from C. E. Hambrick and wife Effie Hambrick, of record in Book 2543, Page 27, Register's Office for Davidson County, Tennessee. L. C. O'Saile, being the same person as Lelburn C. O'Saile, died in June 1990, survived by his wife Mary A. O'Saile. Mary Elizabeth O'Saile, being the same person as Mary A. O'Saile, subsequently died unmarried and testate on 9/27/1992. By her Will, admitted to probate by order entered November 5, 1992 by the Probate Court for Davidson County, Tennessee, Case 100-100, she appointed Ernest Leon Kimble and wife Darlene Kimble to serve as Co-Executors and devised the within property to Ernest Leon Kimble and wife Darlene Kimble.

Hereby conveying all right, title and interest of the said decedent, granting and conveying title to the within property as fully and completely as we as Co-Executors can or should do, and warrant title to said property against the claims of anyone claiming to hold by, through, or under us as said Co-Executors, but not further or otherwise.

Witness my signature this date: April 20, 2022

Ernest Leon Kimble
Ernest Leon Kimble, Co-Executor
Estate of Mary Elizabeth O'Saile, Deceased

Darlene Kimble
Darlene Kimble, Co-Executor

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned Notary Public, the within named Ernest Leon Kimble and Darlene Kimble, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and executed the within instrument for the purposes therein contained.

Witness my hand and seal this date: April 20, 2022

Theresa C Richardson
Notary Public

THERESA C. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 07-09-2024

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value for this transfer, whichever is greater, is **$ -0-.**

Darlene Kimble
Affiant

Sworn to and subscribed before me this date: April 20, 2022

Theresa C Richardson
Notary Public

THERESA C. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 07-09-2024

K 3070

EXHIBIT A

TN 136687

WARRANTY DEED

FROM 83236
L. C. O'SAILE

ET UX

TO

CARROLL ROBERT SEAY

ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 10 day
of 8:17 A.M. A.D. 1960 2:30 P.M.
Noted in Book 2543 Page 27
Recorded in Book
Recording Fee
JAMES P. WILSON, Register
By

WARRANTY DEED — ATTORNEYS TITLE COMPANY

For and in Consideration of the sum of Eight Thousand Five Hundred and no/100 (38,500.00) DOLLARS cash in hand paid, the receipt of all of which is hereby acknowledged,

L. C. O'SAILE, and wife, MARY A. O'SAILE

have bargained and sold, and by these presents do transfer and convey unto the said CARROLL ROBERTY SEAY, and wife, MARY M. SEAY, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by C. J. Carney, dated January 9, 1960, as follows:
BEGINNING at a point in the centerline of Sulpher Branch or Creek, opposite the east margin of Wilkinson Road; and north of a bridge across said Creek on Morgan Road; thence with the centerline of said Creek, North 1 deg. 49' West 252 feet to a point; North 49 deg. 15' West 120 feet to a point; North 10 deg. 45' West 53 feet to a point in the line of the lands of C. E. Hambrick; thence with Hambrick's south line, North 58 deg. East 665 feet to an iron pin in the line of the lands of James H. Morris, formerly M. L. Ing's, as conveyed in Book 1295, page 81; thence with Morris' west line, South 24 deg. 30' East 700 feet to the centerline of Morgan Road; thence with the centerline of the same, as follows: South 56 deg. West 59 feet; south 63 deg. West 100 feet; South 70 deg. West 100 feet; South 77 deg. West 100 feet; South 84 deg. West 100 feet; West 100 feet; North 36 deg. West 68 feet to a point in said Road; thence leaving said Road, North 65 deg. 30' West 159 feet to the point of beginning, containing 9.4 acres more or less.
BEING part of the property conveyed to L. C. O'Sale and wife, Mary A. O'Saile, by deed from C. E. Hambrick, and wife, as of record in Book 2543, page 27, said Register's Office.

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## CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 20TH day of APRIL, 2022.

Date: 4-20-2022

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 20TH day of APRIL, 2022.

Theresa C. Richardson

My commission expires 7/9/2024.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY