This Instrument Prepared by:
Bryson Eubanks, Attorney at Law
Kane and Crowell, PLLC
133 S. College St.
Lebanon, TN 37087

Karen Johnson Davidson County
Batch# 852796 DEEDQC
05/10/2022 08:32:03 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220510-0053171

Space for Recorder's Stamp

This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(D)

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS OR ANY MATTERS RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND BRYSON EUBANKS, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

EXCUTRIX'S DEED

ADDRESS OR NEW OWNERS:	SEND TAX BILLS TO:	MAP AND PARCEL:
Kathleen A. Neville, individually and Kathleen A. Neville, Trustee of the Thomas J. Neville Trust UWO Anne L. Neville dated September 1, 2020 76 Lower Oak Grove Road Frenchtown, NJ 08825	Kathleen A. Neville, individually and Kathleen A. Neville, Trustee of the Thomas J. Neville Trust UWO Anne L. Neville dated September 1, 2020 76 Lower Oak Grove Road Frenchtown, NJ 08825	163 05 0B 158.00

KNOW ALL MEN BY THESE PRESENTS that **Anne Lillian Neville** died on October 28, 2020, leaving a Last Will & Testament dated September 1, 2020. Said Last Will and Testament was admitted to probate on January 14, 2021 in the Probate Court for Wilson County, Tennessee, File No. 2021PR22. **Kathleen A. Neville** was duly appointed as Executrix, a copy of her Letters of Testamentary of the Estate of Anne Lillian Neville, being attached hereto as *Exhibit A*. All debts of Decedent have been paid. A copy of the TennCare Release is attached hereto as *Exhibit B*. The Executrix, by signing this Deed, releases any right the Executrix has to receive this property in the event of the subsequent insolvency of this Estate.

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, and in connection with the distribution and closing of the Estate of Anne Lillian Neville, **Kathleen A. Neville,** the Executrix, has bargained and sold and hereby conveys, remises, releases and forever transfers unto, **Kathleen A. Neville, individually, and Kathleen A. Neville, Trustee of the Thomas J. Neville Trust UWO Anne L. Neville dated September 1, 2020,** in equal shares, as tenants in common, their heirs and assigns, all right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows to-wit:

Being known and designed as all of Lot No. 169 on the Plan of Exhibit "A-1", Master Deed Layout, (Private Element), Phase IV Mill Park Formerly Hickory Hollow Townhomes, as shown on the plat of the same of record in Instrument No. 20031117-0167241, in the Register's Office for Davidson County, Tennessee to which plat specific reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Anne L. Neville by Quitclaim Deed from Pinnacle National Bank, Successor Trustee of the Marital Trust FBO Anne Neville UWO Thomas P. Neville dated January 26, 2017, dated September 15, 2020, of record in Instrument No. 20200922-0108764, Register's Office for Davidson County, Tennessee. Anne Lillian Neville passed away on October 28, 2020.

This description is the same as in the prior deed.

This conveyance is subject to all easements, restrictive covenants, conditions, encumbrances, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as **5170 Hickory Hollow Parkway #152, Antioch, TN 37013.**

Witness by my hand this 27 day of April, 2022

Kathleen A. Neville

Kathleen A. Neville, Executrix
for the Estate of Anne Lillian Neville

STATE OF New Jersey)
COUNTY OF Hunterdon)

On the 27 day of April, 2022, personally appeared before me, **KATHLEEN A. NEVILLE,** Executrix of the Estate of Anne Lillian Neville, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument and who acknowledged that she executed the same by her own free act and deed.

Witness by my hand and official seal

JULIE YAEGER
Notary Public
State of New Jersey
My Commission Expires April 16, 2026
I.D.# 50157893

NOTARY PUBLIC

My Commission Expires: 04/16/2026

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The actual consideration or value, whichever is greater, for this transfer is $ -0-
(Distribution to a Beneficiary)

Kathleen A. Neville

KATHLEEN A. NEVILLE, Affiant

STATE OF New Jersey)
COUNTY OF Hunterdon)
Sworn to and subscribed before me this 27 day of April, 2022.

NOTARY PUBLIC

My Commission Expires: 04/16/2026

JULIE YAEGER
Notary Public
State of New Jersey
My Commission Expires April 16, 2026
I.D.# 50157893