Karen Johnson Davidson County
Batch# 860637 DEEDQC
05/23/2022 12:12:52 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220523-0059580

Prepared By:
NEAL & HARWELL, PLC
150 Fourth Avenue, North
Suite 2000
Nashville, Tennessee 37219
(615) 244-1713

EXECUTOR'S DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL:
James E. Gleaves 7705 Neubert Springs Road Knoxville, TN 37920	SAME	09110025100 08800000300

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the Estate of Jean Marie Sexton, the decedent's Last Will and Testament having been duly admitted to probate in Davidson County, Tennessee, as File No. 21P-51, in the Probate Division of the Circuit Court for Davidson County, Tennessee, and recorded as Instrument No. 20210318-0036346, Register's Office for Davidson County, Tennessee, James E. Gleaves, Executor of the Estate of Jean Marie Sexton, hereinafter called the GRANTOR, by these presents does hereby quitclaim, transfer and convey unto GRANTEE, James E. Gleaves, two parcels of land located in Davidson County, Tennessee, described as follows, to wit:

PARCEL I

SEE EXHIBIT "A" ATTACHED HERETO

Being the same property conveyed to Jean Marie Sexton by Warranty Deed from Margaret Sexton Gleaves, Sarah Sexton Callis, Freddie Sexton Eddings and Warren C. Sexton, of record in Book 6267, Page 693, Register's Office for Davidson County, Tennessee.

This is improved property known as 500 Lovell Street, Nashville, Tennessee 37209.

PARCEL II

SEE EXHIBIT "A" ATTACHED HERETO

Being the same property conveyed to Jean M. Sexton (a/k/a Jean Marie Sexton) by Warranty Deed from Mary Sexton Cole, of record in Book 4972, Page 251, Register's Office for Davidson County, Tennessee.

This is unimproved property known as River Road Pike, Nashville, Tennessee 37209.

Said properties are quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

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

Witness his hand this 20th day of May, 2022.

JAMES E. GLEAVES, Executor

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF Knox)

Personally appeared before me, a notary public in and for said county and state, James E. Gleaves, Executor of the Estate of Jean Marie Sexton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, in his capacity as Executor of the Estate of Jean Marie Sexton.

WITNESS my hand and official seal, at office in Knoxville, Tennessee, on this 20th day of May, 2022.

Notary Public

TAMARA WITZEL STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

My Commission Expires: 11/23/2025

The actual consideration or value whichever is greater, for this transfer is $0.00, as this transfer is exempt from real estate transfer tax pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(D).

JAMES E. GLEAVES, Executor

Sworn to and subscribed before me this 20th day of May 2022.

Notary Public

11/23/2025
My Commission Expires

TAMARA WITZEL
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

NO EXAMINATION OF THE PUBLIC RECORDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

EXHIBIT "A"

PARCEL I

Being a portion of Block "B" of Holman Heights Subdivision, a plan of which is of record in Book 332, page 7, R.O.D.C., Tennessee, said property is described as follows:

Beginning in the northerly margin of Maxon Street at the point of intersection of the easterly margin of Lovell Street, running thence northwardly with the margin of Lovell Street One Hundred (100) feet ; thence eastwardly one hundred and fifty five (155) feet to an alley; thence southwardly in the center of said alley, one hundred (100) feet to the margin of Maxon Street; thence westwardly along the north margin of Maxon Street One Hundred and Fifty five (155) feet to the beginning.

PARCEL II

Beginning at a poplar stump, the original tree of which is described as marked Miss Old Poplar said tree being on a ridge and near the Pond Creek and Indian Creek Rd., thence N 88½° W 126.6 poles to ten chestnut oaks on west side of a hollow, Jessie Dozier's corner; thence N 1½° E 132 poles to a stone on north side of a ridge road; thence S 32° E 36 poles to a stake and red oak pointer; thence S 72½° E 23 poles to a chestnut; thence N 17° E 18 poles; thence N 4° E 13 poles; thence N 52° E 13 poles; thence N 30° E 13 poles, to a red oak, O.N. Green's corner; thence S 42° E 3 32/100 poles to a red oak, O.N. Green's and D. T. Dozier's corner, thence S 36° W 29 poles to a black oak; thence S 4½° W 35 poles to a large pile of rock (originally a red oak, now down); thence S 19° E 38½ poles to hickory; thence S 50° E 24 poles to a chestnut; thence S 33° E 17 poles to a chestnut; thence S 51° E 11 poles to a red oak; thence S 64 E 14½ poles to a chesnut; thence S 85° E 9 poles to a red oak, Richard Douglas corner; thence S 14½° E 5 4/10 poles to the beginning and containing 76 acres, more or less.