Karen Johnson Davidson County
Batch# 862201 DEEDQC
05/25/2022 09:54:47 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220525-0060497

THIS INSTRUMENT PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES BY:
Law Office of Andrew Gibson
19 Town Center Loop, #4B
Santa Rosa Beach, FL 32459

EXECUTOR DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Leslie M. Riley	New Owner	Map 91-16-0
4412 Park Avenue		Parcel 29
Nashville, TN 37209		

KNOW ALL MEN BY THESE PRESENTS that I, Leslie M. Riley in her capacity as Executor of the Mark Charles Lambert Estate (hereinafter the "Grantor") hereby release and forever quitclaim to Leslie M. Riley, being the beneficiary of the property described below as directed in the Last Will and Testament of Mark Charles Lambert (hereinafter referred to as the "Grantee") all of my right, title and interest in and to land in Davidson County, Tennessee, (hereinafter "Property") described as follows:

Land in Davidson County, Tennessee, being the southeasterly part of a lot marked "exchange building" on the Plan of the Charlotte Park Company's First Addition to Nashville, as of record in Book 57, page 103, Register's Office for Davidson County, described as follows:

Beginning on the northerly margin of Park Avenue, formerly First Avenue, at a point 100 feet east of a lot formerly owned by Misses Strong, said point being the southeast corner of the property conveyed to Mamie Murray by deed from Bessie Lovelace and husband, of record in Book 611, page 648, said Register's Office; thence with said Murray's easterly line, northwardly 150 feet; thence eastwardly and parallel with the northerly margin of Park Avenue 50 feet; thence southwardly and parallel with Murray's easterly line 150 feet to the northerly margin of Park Avenue; thence with same westwardly 50 feet to the beginning.
Also conveyed herein to the Grantee, is all of Grantor's interest, if any, in the 10 ½ feet x 160 ½ feet strip of land located adjacent to the Property and runs from the alley behind 4501 Charlotte Avenue to Park Avenue which is referenced in Book 641, page 274, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Richard A. Pratt and wife Vera Louise Pratt, of record in Book 8628, Page 136 in the Register of Deed's Office for Davidson County, Tennessee, the said Vera Louise Pratt having died on July 11, 2006 and upon her death, the Property was vested solely in Richard A. Pratt as survivor of his wife. The said Richard A. Pratt died on February 20, 2020 and pursuant to his Last Will and Testament which was probated in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, under Docket No. 20P-400, the Property was devised as follows: a one-half undivided interest to Mark Lambert and a life estate in the remaining one half undivided interest to Timothy Tomes, with the remainder to Mark Lambert upon the death of Timothy Tomes.

Timothy Tomes desired to relinquish all ownership of his life estate interest in the Property,

including the 10 ½ foot strip of land described above and conveyed all his interest in the Property to Mark Lambert and wife Leslie M. Riley of record in Instrument No. 20210312-0033027, Register's Office for Davidson County, Tennessee. After said conveyance Timothy Tomes was divested of any interest in the Property, however the underlying fee of the Property remained in the ownership of Mark Lambert. The said Mark Lambert died on January 29, 2022 and pursuant to his Last Will and Testament, which is being probated in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, under Docket No. 22P-409, the Property was devised to Grantee and for purposes of quit claiming all interest from the Estate of Mark Charles Lambert, the Grantor has executed this Executor Deed for the purposes described herein, so that Grantee now owns the entire fee simple interest of the Property.

This is improved property known as 4412 Park Avenue Nashville, TN 37209.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises and the Grantee assumes the real estate taxes for the 2020 year.

Signature and Notary appear on the following page

WITNESS my hand this 19th day of May, 2022.

Leslie M. Riley

Leslie M. Riley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said County and State, the within named Leslie M. Lambert personally appeared, in his capacity as Executor of the Mark Charles Lambert Estate, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Executor of the Mark Charles Lambert Estate, the bargainor, for the benefit of the beneficiaries, and that she executed the foregoing instrument for the purposes therein contained by signing her name as Executor.

Witness my hand and official seal this 19th day of May, 2022.

Notary Public

My Commission Expires: March 3, 2024

DEBORAH J. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $-0- and is recorded pursuant to TCA 67-4-409 (a) (3) (D).

Affiant

Sworn to and subscribed before me this 19th day of May, 2022.

Notary Public

My Commission Expires: March 3, 2024

DEBORAH J. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON