Karen Johnson Davidson County
Batch# 870761 DEEDQC
06/14/2022 08:20:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220614-0067259

This document prepared without opinion of title by Daniel L. Wischhof, Attorney
P. O. Box 681416, Franklin, Tennessee 37068

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP/PARCEL #
Kimberly R. Byrd, et. al.	Same	Map 51.14
801 Lemont Drive		Parcel 027.00
Nashville, Tennessee 37216		

EXECUTOR'S DEED

KNOW ALL BY THESE PRESENTS that by Order of the Seventh Circuit Court for Davidson County, Tennessee, as set forth hereinbelow, I, **Larry Martindale, Executor of** the **Estate of Robert C. Blackmon, Deceased,** grant and convey to **Ronnie Taylor and Kimberly R. Byrd, equal tenants in common** all of the right, title and interest of the said Robert C. Blackmon in the following described land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 208 on the Plan of Gra-Mar Acres, Section No. 7, as of record in Book 2331, page 80, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Robert C. Blackmon and wife Martha Ola Blackmon by warranty deed from Ronald L. Cox and wife Sandra L. Cox, of record in Book 8459, Page 720, said Register's Office. Martha Ola Blackmon died on June 3, 2020, survived by her spouse Robert C. Blackmon. Robert C. Blackmon subsequently died on October 31, 2020. By his Will and Codicil No. 1 thereto, admitted to probate by order of the Seventh Circuit Court for Davidson County, Tennessee, Case 20P-2041 entered May 10, 2021, Robert C. Blackmon devised "the property at 901 Lamont Drive, Nashville" to Ronnie Taylor and Kimberly R. Byrd in equal shares. By further Order entered 3/3/2022, said Court adjudicated that "it was the intent of the Testator decedent, Robert Clinton Blackmon, to devise 801 Lemont Avenue, Nashville, Tennessee 37216 to Ronnie Taylor and Kimberly R. Byrd", and ordered the undersigned Executor to execute the within deed.

This is improved property known as 801 Lemont Drive, Nashville, Tennessee 37216.

Hereby conveying all right, title and interest of the said decedent as fully and completely as I as Executor can or should do. I warrant title to said property against the claims of anyone claiming to hold by, through, or under me as said Executor, but not further or otherwise.

Witness my signature on March 29, 2022.

Larry Martindale, Executor
Estate of Robert C. Blackmon, Deceased

STATE OF KY)
COUNTY OF Allen)

Personally appeared before me, the undersigned Notary Public, the within named **Larry Martindale**, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and being duly sworn, certified himself to be the Executor of the Estate of Mary W. Brown, and before me executed the within instrument for the purposes therein contained on behalf of said Estate by executing it in the name of the said Kenneth H. Jones as such Executor.

Witness my hand and seal this date: 03/29/2022

Commission expires: 02/25/2025

Notary Public

Candice Lee Keith ID # KYNP24321 NOTARY PUBLIC Exp. 2/25/2025 STATE AT LARGE, KENTUCKY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Sworn to and subscribed before me this date: 06-06-2022

Commission expires: 07-09-2024

Notary Public

THERESA C. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

202206140067259

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 29TH day of MARCH, 2022, AND THE 6TH DAY OF JUNE 2022.

Date: 06-06-2022

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 6TH day of JUNE, 2022.

My commission expires 7/9/2024.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY