Karen Johnson Davidson County
Batch# 874700 DEEDQC
06/21/2022 10:08:00 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220621-0070165

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
Andrew B. Gibson, Jr.	New Owner	Map 103-04
19 Town Center Loop, Suite 4B		Parcel 12
Santa Rosa Beach, FL 32459		

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 Andrew B. Gibson, Jr. (hereinafter referred to as the "Grantee"), subject to a life estate ("Life Estate") to Charles S. Brandon, which was established pursuant to the Third Article, Section 3 of the Last Will and Testament of Richard A. Pratt, 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 all of Lot No. 311 and the westerly 39 feet of Lot No. 309 of Block 16, on the Plan of Charlotte Park Company's First Addition, as of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee.

Said Lot No. 311 and part of Lot No. 309 front together 100 feet on the northerly side of Idaho Avenue, formerly 5th Avenue and run back between parallel lines with the easterly margin of 45th Avenue North, formerly 4th Street, 150 feet to an alley.

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 to Mark Lambert but subject to the Life Estate. The Property was devised to Mark Lambert by Executor Deed of record in Instrument Number 20200804-0086183 (the "Executor Deed") and by Quit Claim Deed executed by Timothy Tomes to Mark Lambert of record in Instrument Number 20200821-0094492, Register's Office of Davidson County, Tennessee. The Life Estate was subject to such restrictions as outlined in Exhibit A of the Executor Deed and those restrictions are incorporated herein. 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 the Grantee and for purposes of quit claiming all interest from the Estate of Mark Charles Lambert, a/k/a Mark Lambert, to the Grantee, subject to the Life Estate, the Grantor has executed this Executor Deed for the purposes described herein.

Being the same property conveyed to Mark Lambert by Executor Deed of record in Instrument Number 20200804-0086183 and by Quit Claim Deed executed by Timothy Tomes to Mark Lambert of record in Instrument Number 20200821-0094492, Register's Office of Davidson County, Tennessee.

This is improved property known as 4410 Idaho Avenue Nashville, TN 37209.

THIS CONVEYANCE is intended to implement a testamentary devise and pursuant to Tennessee Code Annotated 67-4-409 Section (a) (3) (D) is not subject to transfer tax and therefore the Oath of value is $0.00.

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.

WITNESS my hand this 9th day of June, 2022.

Leslie M. Riley, Executor

Leslie M. Riley, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Leslie M. Riley, in her capacity as Executor of the Estate of Mark Charles Lambert, 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 Estate of Mark Charles Lambert, her husband, the bargainor, 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 9th day of June, 2022.

Lee A. Cohen

Notary Public
My Commission Expires: 3/3/2026

LEE A. 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-.

Affiant

Sworn to and subscribed before me this 9th day of June, 2022.

Lee A. Cohen

Notary Public
My Commission Expires: 3/3/2026

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON