THIS INSTRUMENT PREPARED BY Simmons, Finney & Winfield 741 W. Lanier Avenue, Suite 220, Fayetteville, GA 30214 678-788-6030 From information furnished by the parties.	
Map & Parcel No: 052 14 0A 008.00	Mail Tax Bill to: Derrick Lamarr Jackson 655 Westbourne Drive Tyrone, GA 30290

EXECUTOR'S DEED

Michelle D. McClain Jackson, a married woman, died on May 13, 2019. She left a Will dated April 14, 1994. The Will was admitted and the probate estate opened on March 18, 2022, in the Probate Court of Fayette County, in Fayette County, Georgia, Docket No. 22-16773. Derrick Lamarr Jackson was appointed executor and duly qualified. The Will directs that all real property owned by Michelle D. McClain Jackson is bequeathed to Derrick Lamarr Jackson.

The executor by signing this Deed releases any right the executor has to recover this property in the event of the subsequent insolvency of this estate. The executor recognizes that Derrick Lamarr Jackson is the surviving spouse of Michelle D. McClain Jackson and that her property vests solely in him. In accordance with the law of the State of Tennessee, Derrick Lamarr Jackson as executor sells, transfers, and conveys to Derrick Lamarr Jackson, the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, being unit No. 8 on the Plan of Pennington Villas Townhomes, as shown on plat of record in Instrument Number 20040812–0097543, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description. See also Master Deed of record in Instrument Number 20040811–0097169, as amended in instrument number 20070928–0115984, said Register's Office.

Being the same property conveyed to Michael McClain and Ashley McLean, husband and wife, by quitclaim deed from Michael McLain dated November 15, 2013 and recorded November 21, 2013 as instrument number 20131121–0120129, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Michelle Jackson by Michael McClain and Ashley McClain, husband and wife, by Warranty Deed dated July 31, 2017, and recorded August 11, 2017, as instrument number 20170811–0082297 in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s)

Karen Johnson Davidson County
Batch# 877080 DEEDWARR
06/24/2022 09:43:55 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220624-0072248

of record; (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This improved property is known as 2521 Pennington Bend Road, Unit 115, Nashville, TN 37214.

TO HAVE AND TO HOLD said real estate, with all its appurtenances, to the said Derrick Lamarr Jackson, his successors and assigns, forever with full power to sell, lease, transfer convey or otherwise deal said real estate. Subject to the terms and conditions and matters as shown on the aforementioned plat of record, I, as executor only, do covenant with the said grantee, that I, as the executor only, are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered.

And I, as executor only, do further covenant and bind myself and representatives, to warrant and forever defend the title to said land to the said grantee, her successors and assigns, against the lawful claims of all persons whomsoever.

The actual cash value of this transfer is $0.

Estate of Michelle D. McClain Jackson

Derrick Lamarr Jackson, Executor

STATE OF GEORIGA)
)
COUNTY OF FAYETTE)

Personally appeared before me, Patricia Brooks, a Notary Public, duly appointed, commissioned and qualified in and for said State and County, Derrick Lamarr Jackson, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who signed, sealed and delivered the foregoing instrument in my presence, and, who acknowledged that such bargainor executed the within instrument for the purpose therein contained as such bargainor's free act and deed.

WITNESS my hand, this 16th day of May, 2022.

Patricia Brooks
Notary Public/Clerk

PATRICIA BROOKS
NOTARY
EXPIRES
GEORGIA
April 7, 2026
PUBLIC
FULTON COUNTY

My Commission Expires: 4/7/2026