Karen Johnson Davidson County
Batch# 879151 DEEDWARR
06/28/2022 08:29:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220628-0073881

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (WLH)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

EXECUTOR'S DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
William W. Dillon, Jr.	same	103 02 0C 117.00
1491 Rock Springs RD		103 02 0C 119.00
Cumberland Furnace, TN 37051		

WHEREAS, Ellen White Dillon (the "Decedent") died on May 16, 2021, and Decedent's Last Will and Testament, dated February 26, 2016, was admitted to probate on September 15, 2021, as Case No. 21P1494 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) (the "Will"); and

WHEREAS, Ellen Dillon Thomas is the duly appointed Executor (the "Executor") of the Decedent's Estate (the "Estate") under the Will; and

WHEREAS, the Executor desires to convey all of the Decedent's right, title and interest in and to certain real property located in Davidson County, Tennessee, and any improvements thereon, described on **Exhibit A** attached hereto and incorporated herein by this reference (the "Property") to William W. Dillon, Jr. in order to settle matters of the Estate in accordance with the terms of the Will.

NOW, THEREFORE, in consideration of the foregoing premises and no other monetary consideration, the Executor hereby transfers, and conveys all of the Executor's right, title and interest in the Property to William W. Dillon, Jr. (the "Beneficiary").

This is improved property known as 261 White Bridge Pike, Units 117 and 119, Nashville, Tennessee 37209.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property, including those set forth on **Exhibit B**, attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Beneficiary, its successors and assigns, forever; and the Executor hereby transfers, assigns, and sets over unto the Beneficiary, all of the Estate's right, title and interest in the said Property with full benefit of the Executor's warranties to the maximum extent that she can or should do as Executor, but not further or otherwise.

IN WITNESS WHEREOF, the Executor has executed this instrument this 2nd day of February, 2022.

Ellen Dillon Thomas, Executor

Ellen Dillon Thomas, Executor
Estate of Ellen White Dillon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Ellen Dillon Thomas, who upon oath acknowledged that she is the Executor of the Estate of Ellen White Dillon, deceased (the "Estate"), the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 2nd day of February, 2022.

Notary Public

My Commission Expires: 11-8-2022

JENNIFER LUTGENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Nov. 8, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. 67-4-409 (a)(3)(D).

Ellen Dillon Thomas, Affiant

Ellen Dillon Thomas, Affiant

Subscribed and sworn to before me this 2nd day of February, 2022.

Notary Public

My Commission Expires: 11-8-2022

JENNIFER LUTGENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Nov. 8, 2022

EXHIBIT A

TRACT 1:

A certain condominium apartment in the County of Davidson, State of Tennessee, described as follows, to-wit:

Unit No. 117, as shown on the Plan of West End Terrace, a condominium development, together with an undivided percentage interest in the common elements appurtenant to said unit, as set forth in the master deed establishing West End Terrace, a condominium, of record in Book 6657, page 549, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Ellen W. Dillon by Warranty Deed from Antonio M. Marchetti and wife, Merrill Marchetti, of record at Instrument No. 20070423-0048043, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 261 White Bridge Pike, Unit 117, Nashville, Tennessee 37209.

TRACT 2:

A certain condominium apartment in the County of Davidson, State of Tennessee, described as follows, to-wit:

Unit No. 119, as shown on the Plan of West End Terrace, a condominium development, together with an undivided percentage interest in the common elements appurtenant to said unit, as set forth in the master deed establishing West End Terrace, a condominium, of record in Book 6657, page 549, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Ellen W. Dillon by Warranty Deed from Antonio M. Marchetti and wife, Merrill Marchetti, of record at Instrument No. 20070423-0048043, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 261 White Bridge Pike, Unit 119, Nashville, Tennessee 37209.

EXHIBIT B

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property, including the following:

1. Covenants, Conditions and Restrictions of record in Book 3462, page 417, said Register's Office for Davidson County, Tennessee,

2. Master Deed establishing West End Terrace Condominium of record in Bok 6657, page 549, as amended by instrument(s) of record in Book 7541, page 955, said Register's Office for Davidson County, Tennessee.

3. Deed of Conveyance recorded in Book 3840, page 386. said Register's Office for Davidson County, Tennessee.

4. Easement of record in Book 3859, page 859, said Register's Office for Davidson County, Tennessee.

5. Easement of record in Book 5894, pages 97 and 101, said Register's Office for Davidson County, Tennessee.

6. Easement of record in Book 5974, page 755.

7. Terms and provisions of by-laws recorded in Book 6657, page 572, said Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, William L. Harbison, 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 February 2, 2022.

William L. Harbison

06/23/2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 23rd day of June, 2022.

Notary Public

My Commission Expires: 7/7/2025

BEVERLY SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 07, 2025

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