Karen Johnson Davidson County
Batch# 884308 DEEDWARR
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Fees: $17.00 Taxes: $0.00
20220705-0077576

SEND TAX BILLS AND
ADDRESS NEW OWNER:
Malinda Molinda
2870 S. Cook Street
Denver, CO 80210

This instrument prepared by:
J. MIRANDA BELOTE
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBERS:
42-16-55 and 42-16-56

EXECUTOR'S DEED

I.

Recitals

1.1 BILLY DAVIS PITT died testate on October 31, 2021, while a resident of Sumner County, Tennessee.

1.2 The undersigned is the Personal Representative under the Last Will and Testament of BILLY DAVIS PITT admitted to probate on December 3, 2021 and is recorded in Docket No. 2021PR-720, Office of the Probate Court in Chancery for Sumner County, Tennessee, at Gallatin.

1.3 The decedent owned land in Davidson County, Tennessee, more particularly described below and in the Deed recorded as Instrument No. 20100414-0028186, Register's Office for Davidson County, Tennessee.

1.4 All debts of decedent have been paid.

II.

Conveyance

Pursuant to Item II.D. of the Decedent's Will and as Personal Representative of the Last Will and Testament of BILLY DAVIS PITT, I, MALINDA MOLINA, hereby bargain, transfer and convey to MALINDA MOLINA, the property described as follows:

Land in Davidson County, Tennessee, being described as follows, to wit:

Tract 1:
Beginning at an iron pin (old), in the westerly margin of Douglas Street, the southeast corner of a tract of land which belongs to Alfred R. Crawford, having a deed reference in Deed Book 11297, Page 127, RODCT, the northeast corner of this tract, and continuing as follows: S 11 degrees, 13'13" W, 100.01 feet to an iron pin (new), in the westerly margin of Douglas Street, the northeast corner of Tract 2, this survey: thence N 77 degrees 45' 22" W, 50.43 feet to an iron pin (new), the northwest corner of said Tract 2, in the easterly boundary of a tract of land which belongs to Bobby Joe Knight, having a deed reference in Deed Book 9339, Page 310, RODCT: thence with the boundary of said tract of land which belongs to Bobby Joe Knight, as follows: N 12 degrees 00' 00" E, 49.49 feet to an iron pin (new); thence, N 77 degrees 37' 08" W, 50.99 feet to an iron pin (new), the northwest corner of said tract of land which belongs to Bobby Joe Knight, in the easterly boundary of a second tract of land which belongs to Bobby Joe Knight, having a deed reference in Deed Book 9628, Page 667, RODCT; thence, N

12 degrees 00' 00" E, 49.06 feet to a pipe (old), the northeast corner of said second mentioned tract of land which belongs to Bobby Joe Knight, in the southerly boundary of said tract of land which belongs to Alfred R. Crawford; thence S 78 degrees 30' 33" E, 100.07 feet, to the point of beginning, containing 7,481 square feet, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz and Associates, Inc., 514 South Brown Street, Suite 600, Springfield, Tennessee 37172, dated March 24, 2010.

Tract 2:
Beginning at an iron pin (new), in the westerly margin of Douglas Street, the southeast corner of Tract 1, this survey, said iron pin being located from an iron pin (old), in the westerly margin of Douglas Street, S 11 degrees 13' 13" W, 100.01 feet, to the point of beginning, the northeast corner of this tract, and continuing as follows: S 11 degrees 13' 13" W, 74.70 feet to a point in the westerly margin of Douglas Street, (marked by an iron pin (old), N 11 degrees 13' 13" E, .042 feet from said point); thence, with a curve to the right, having a radius of 25.00 feet, an arc distance of 39.37 feet, and a chord bearing and distance S 56 degrees 20' 02" W, 35.43 feet to an iron pin (old), in the northerly margin of Woodruff Street; thence, N 78 degrees 33' 09" W, 26.69 feet to an iron rod (old), in the northerly margin of Woodruff Street, the southeast corner of a tract of land which belongs to Bobby Joe Knight, having a deed reference in Deed Book 9339, Page 310, RODCT; thence, N 12 degrees 00' 00" E, 100.51 feet to an iron pin (new), in the easterly boundary of said tract of land which belongs to Bobby Joe Knight, a corner to Tract 1, this survey; thence, S 77 degrees 45' 22" E. 50.43 feet, to the point of beginning, containing 4,983 square feet, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz and Associates, Inc., 514 South Brown Street, Suite 600, Springfield, Tennessee 37172, dated March 24, 2010.

Being the same property conveyed to Billy D. Pitt and wife, Beverly G. Pitt by Warranty Deed from W. Y. Draper, Jr., dated April 13, 2010 and recorded April 14, 2010 as Instrument Number 20100414-0028186, Register's Office for Davidson County, Tennessee. The said Beverly G. Pitt predeceased Billy D. Pitt, who died October 31, 2021. Pursuant to the Last Will and Testament of Billy D. Pitt filed in the Chancery Probate Court for Sumner County, Tennessee at Gallatin as Case No. 2021PR-720, the subject property was devised to Malinda Molina.

TO HAVE AND TO HOLD the above described property unto MALINDA MOLINA, forever in fee simple.

Executed this the 25th day of June, 2022.

Malinda Molina, Executrix Estate of Billy Pitt

MALINDA MOLINA, Executrix of the Estate of
BILLY DAVIS PITT, Deceased

STATE OF COLORADO

COUNTY OF Denver

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid,Malinda Molina, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, on oath, acknowledged such person to be the Personal Representative of the Estate of Billy Davis Pitt, the within-named bargainor, and that such Malinda Molina, as such Personal Representative, executed the within instrument for the purposes therein contained, be personally signing the name of the Estate as Personal Representative.

Witness my hand at office on this 25th day of June, 2022.

NOTARY PUBLIC

My Commission Expires: 20 11/22/2025

JOSEPH SELLERS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214045821
MY COMMISSION EXPIRES 11/22/2025

STATE OF COLORADO

COUNTY OF Denver

The actual consideration or value, whichever is greater for this transfer is $ None.

Malinda Molina
AFFIANT

Subscribed and sworn to before me, this the 6th day of June,2022.

NOTARY PUBLIC

My Commission Expires: 11/22/2025

JOSEPH SELLERS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214045821
MY COMMISSION EXPIRES 11/22/2025