THIS INSTRUMENT PREPARED BY:
Husch Blackwell LLP
736 Georgia Avenue, Suite 300
Chattanooga, Tennessee 37402
(423) 266-5500

Karen Johnson Davidson County
Batch# 887167 DEEDWARR
07/11/2022 02:05:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220711-0079544

New Owner's Address:	**Send Tax Bills To:**	**Tax Parcel No.:**
Zachary T. Davis 8670 The 5th Green Atlanta, GA 30350	Zachary T. Davis 8670 The 5th Green Atlanta, GA 30350	040 00 0 100.00

EXECUTOR'S DEED

WHEREAS, John Carter owns the hereinafter described parcel of real property located in Davidson County, Tennessee; and

WHEREAS, John Carter died on September 29, 2020.

NOW THEREFORE, THIS INDENTURE is made and entered into this 6th day of July, 2022, by and between ZACHARY THOMAS DAVIS, EXECUTOR OF THE ESTATE OF JOHN CARTER (the "Grantor"), pursuant to Order filed at Docket No. 21P1941, in the Chancery Court, Probate Division, of Davidson County, Tennessee, and ZACHARY T. DAVIS (the "Grantee");

WITNESSETH

THAT in accordance with the provisions of the Will of John Carter, the Grantor has this day granted, and does by these presents grant and convey unto the Grantee, his heirs, successors and assigns, all of the Decedent's right, title and interest in real estate situated in Davidson County, Tennessee, and being more particularly described as follows:

A tract of land in the 12th Civil District of Davidson and being more particularly described according to a survey by Rocky L. Montoya, dated August 2, 1979, as follows:

Beginning on the westerly margin of Kniqht Road, said point being the original southeast boundary of a tract of land conveyed to Homer V. Butler, Jr. and wife, Faye W. Butler, and Edward T. Bonosconi, Jr. and wife, Barbara J. Bonosconi, by installment deed from Robert O. Frensley as shown of record in Book 5329, Page 854, Register's Office for Davidson County, Tennessee; thence along the westerly

boundary of Knight Road South 25 deg. 13' 46" East 51.4 feet to an iron pin; thence leaving Knight Road South 88 deg. 32' 15" West 350.85 feet to a stake at a fence intersection; thence, along the original boundary line from Frenslev to Butler, et al North 80 deg. 25' 48" East 333.43 feet to the point of beginning.

For prior title see deed recorded at Book 7277, Page 428, in the Register's Office of Davidson County, Tennessee.

Property located at 3814 Knight Drive, Whites Creek, Tennessee.

Taxes for the year 2022 are assumed by the Grantee.

To have and to hold the aforesaid interest in real estate, together with all appurtenances thereto, to the Grantee, his heirs, successors, and assigns, in as full and ample a manner as the said Grantor has power to convey the same.

Grantor and Grantee acknowledge that this Deed was prepared from information furnished by the Grantor, and that a title examination was not made, and neither the preparer nor the firm of Husch Blackwell LLP shall have any liability for the status of the title to the property or the accuracy of such information.

IN TESTIMONY WHEREOF, the Grantor has executed and delivered this Indenture the day and year first above written.

ESTATE OF JOHN CARTER

By: _____
Zachary Thomas Davis, Executor

STATE OF Georgia
COUNTY OF DeKalb

On this 6th day of July, 2022, before me a Notary Public in and for the state and county aforesaid, personally appeared Zachary Thomas Davis, EXECUTOR OF THE ESTATE OF JOHN CARTER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed in his capacity as Executor.

_____
Notary Public

My commission expires: 13 July 2025

BIDHAN CHANDRA SEN NOTARY PUBLIC GEORGIA EXPIRES July 13, 2025 DEKALB COUNTY

4873-2858-1415.1

STATE OF Georgia
COUNTY OF Dekalb

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is—EXEMPT, BY WILL —, which amount is equal to or greater than the amount which the property transferred would command at ~~a fair and~~ voluntary sale.

Affiant

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

Notary Public

My commission expires: 13 July 2025

BIDHAN CHANDRA SEN NOTARY PUBLIC GEORGIA EXPIRES July 13, 2025 DEKALB COUNTY

Certificate of Authenticity

I, Adam F. Harrer, 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 July 6, 2022.

Date

Affiant Signature

07/11/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11 day of July, 20 22.

Lucretia Albert

Notary's Signature

My Commission Expires: 1-3-23

Date

Notary's Seal (if on paper)

