This instrument was prepared by:

James N. Bryan, Jr.
205 Stokesboro Court
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Knox)
The actual consideration for this transfer is $200,000.00

John B. Bassel III
Affiant,

Sworn to and subscribed before me this 12 day of August, 2022.

Nicholle R. Pulley
Notary Public

Karen Johnson Davidson County
Batch# 907690 DEEDWARR
08/24/2022 11:35:30 AM 4 pgs
Fees: $23.00 Taxes: $740.00
20220824-0095592

My Commission Expires:
06-27-2023

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Number
David Patrick Bassel Unit E-66 21 Vaughn's Gap Road Nashville, TN 37205	Same	29 08 0 077.00

EXECUTOR'S DEED

Mary Letitia B. Bassel died on February 8, 2022, leaving a Will, dated February 3, 2014. The Will was admitted to Probate on June 8, 2022, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, being Docket No. 22P-556. The Will named John B. Bassel, III, as the Executor and the Executor was duly qualified and Letters Testamentary issued. All debts of the Decedent have now been paid. In accordance with the provisions of the Will of Mary Letitia B. Bassel, John B. Bassel, III, Executor of the Estate of Mary Letitia B. Bassel, for and in consideration of the sum of $200,000.00, cash in had paid, the receipt and sufficiency of which is hereby duly acknowledged, has bargained and sold and by these presence do transfer and convey unto David Patrick Bassel, hereafter called the grantee, his heirs, successors and

assigns a certain parcel of land in Davidson County, Tennessee, described as follows:

> Being Lot No. 46 on the Plan of Warner Park Valley, Section 1, of record in Book 3600, pages 12-14, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.
>
> Being the same property conveyed to Mary Letitia B. Bassel by Warranty Deed from William F. Alexander, Jr., and wife, Helen Davis Alexander, dated August 23, 1976, and filed of record in Book 5063, page 995, Register's Office for Davidson County, Tennessee. The said Mary Letitia B. Bassel is now deceased, having died testate, a citizen and resident of Davidson County, Tennessee, on or about February 8, 2022, and under the terms of her will, which will is of record in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 22P-556, she gave the option to purchase subject premises to her son David Patrick Bassel.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

To have and to hold the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind the Estate and its heirs and beneficiaries, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

Witnessed my hand this 12 day of August, 2022.

Estate of Mary B. Bassel

By: John B. Bassel III Executor
John B. Bassel, III, Executor

STATE OF TENNESSEE)
COUNTY OF KNOX)

Personally appeared before me, Nichole S Double, a Notary Public in and for said county, John B. Bassel, III, Executor, the within named bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witnessed my hand at office, this 12 day of August, 2022.

Nichole S Double
Notary Public

My Commission Expires: 06-27-2023

NICHOLE S DOUBLE
NOTARY PUBLIC
STATE OF TENNESSEE
KNOX COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, **James N. Bryan, Jr.**, do hereby make oath that I am the licensed attorney /custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Name

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, William N. Benjamin III, a notary public for this county and state, **James N. Bryan, Jr.**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 11/08/2022

WILLIAM BENJAMIN JR.
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON