Karen Johnson Davidson County
Batch# 908677 DEEDQC
08/26/2022 12:07:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220826-0096599

THIS INSTRUMENT PREPARED BY:

George E. Mudter, Jr., Esq.
Mudter, Patterson & Cox PLLC
3811 Bedford Ave., Suite 205
Nashville, TN 37215

EXECUTOR'S DEED

Address New Owner(s):	Send Tax Bills To:	Map & Parcel Numbers:
Joni Pfeifer Werthan 1395 Kittrell Road Franklin, TN 37064	New Owner	144 00 0 049.00 144 00 0 051.00

WHEREAS, Heloise Werthan Kuhn, a resident of Nashville, Davidson County, Tennessee, died on November 18, 2021, owning certain real estate as more particularly described on Exhibit "A" attached hereto (the "Property"); and

WHEREAS, Equitable Trust Company was appointed Executor of the Estate of Heloise Werthan Kuhn, deceased, in Case No. 21P-2517, Probate Court of Davidson County, Tennessee; and

WHEREAS, in the Last Will and Testament of Heloise Werthan Kuhn (the "Will"), the Property is specifically devised jointly to Joni Pfeifer Werthan and Patricia Werthan Uhlmann; and

WHEREAS, pursuant to the terms of the Will, the Executor desires to convey an undivided one-half interest in the Property to Joni Pfeifer Werthan.

NOW, THEREFORE, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Equitable Trust Company, Executor of the Estate of Heloise Werthan Kuhn, deceased (the "Grantor") does hereby quitclaim, transfer and convey to Joni Pfeifer Werthan, her heirs and assigns an undivided one-half interest in the Property, as described on Exhibit "A" attached hereto.

This is improved property known as 5826 Hillsboro Pike, Nashville, Tennessee 37215.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of August, 2022.

Equitable Trust Company, Executor of the
Estate of Heloise Werthan Kuhn

By: T. Richard Travis, Sr. V.P.
T. Richard Travis, Senior Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, T. Richard Travis, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Senior Vice President of Equitable Trust Company, the Executor of the Estate of Heloise Werthan Kuhn, the within named bargainor, a decedent's estate, and that he, as such Senior Vice President of the Executor, executed the foregoing instrument for the purposes therein contained, by signing the name of the executor of the decedent's estate by himself as Senior Vice President.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of August 2022.

Notary Public

My Commission Expires: Sept 9, 2022

STEPHANIE J. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $ -0-.

T. Richard Travis, Sr. V.P.
Affiant

Subscribed and sworn to before me, this 22nd day of August, 2022.

Notary Public

My Commission Expires: Sept 2, 2022

STEPHANIE J. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit "A"

PARCEL 049.00

A tract of land in the 7th, formerly the 11th, Civil District of said county, described according to a survey made October 10, 1941, by Blanchard and Parrish, Engineers, as follows:

Beginning at a point in the center of the Hillsboro Road, 40 feet westerly from the southwest corner of a tract of land conveyed to R.E. Baulch and wife, Viola S., Baulch, by deed from J.H. Lawson and wife, of record in Book 1160, Page 642, Register's Office for said County; and running thence South 22 deg. 05' West, with the center of said Hillsboro Road, 206.8 feet to W.A. Byrn's Northwest corner; thence South 70 deg. East, with his Northern boundary line, 1168 feet to his corner; thence North 4 deg. 30' West, with his Western boundary line, 287.6 feet to a point in the R.E. Baulch and wife's Southern boundary line North 85 deg. 35' West 148.5 feet and North 71 deg. 05' West 903 feet to the beginning, containing 5.5 acres, more or less.

Being the same property conveyed to Howard M. Werthan and wife, Heloise I. Werthan by Warranty Deed from W.A. Byrne and wife, Virginia R. Byrn of record in Book 1142, Page 613, in the Register's Office of Davidson County, Tennessee, dated October 14, 1941 and recorded October 17, 1941.

Being the same property conveyed to Howard M. Werthan and wife, Heloise I. Werthan, by deed from Joe Werthan and wife, Sadie B. Werthan, of record in Book 3099, Page 492, Register's Office for Davidson County, Tennessee.

Howard M. Werthan subsequently died and title to said property vested in Heloise I. Werthan, as surviving tenant by the entirety; Heloise I. Werthan subsequently married Jack W. Kuhn, Sr. and thereby changed her name to Heloise I. Werthan Kuhn. Jack W. Kuhn, Sr. died in 1999. Heloise Werthan Kuhn subsequently died November 18, 2021.

PARCEL 051.00

Land in the 7th Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made January 14, 1953, by George W. Watkins, Surveyor, as follows:

Beginning at a point in the centerline of Hillsboro Pike, at the southwest corner of this tract, being the northwest corner of the land conveyed to Fred Rule and wife, by deed of record in Book 1852, Page 511, Register's Office for said County; thence with the center line of said Pike, North 21 deg. east 75 feet to the southwest corner of the property of Howard Werthan; thence with Werthan's south line, south 70 deg east 1168 feet to a locust post; thence along a fence south 4 deg. 45' east 250 feet to a stake; thence north 70 deg. 30' west 510.7 feet to a point; thence north 10 deg. 30' west 10 feet to a cedar tree, in Rule's line; thence with Rule's line, as follows: north 34 deg. 15' west 243 feet to an iron pin and north 70 deg. west 562.5 feet to the beginning, containing 4 acres, more or less.

Being the same property conveyed to Howard M. Werthan, and his wife, Heloise I. Werthan by Deed from Joe Werthan and wife, Sadie B. Werthan of record in Book 3099, Page 492, in the Register's Office of Davidson County, Tennessee, dated July 13, 1960 and recorded July 14, 1960.

Howard M. Werthan subsequently died and title to said property vested in Heloise I. Werthan, as surviving tenant by the entirety; Heloise I. Werthan subsequently married Jack W. Kuhn, Sr. and thereby changed her name to Heloise I. Werthan Kuhn. Jack W. Kuhn, Sr. died in 1999. Heloise Werthan Kuhn subsequently died November 18, 2021.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 8/22/22

GEORGE E. MUDTER, JR.
Dated 8/22/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 8/22/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

