Karen Johnson Davidson County
Batch# 911676 DEEDQC
09/01/2022 11:54:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220901-0098737

This Instrument prepared by:
Counterpoint Legal, PLC
2689 Union Hill Road
Joelton, TN 37080
(615) 426-5566 – Telephone

EXECUTOR'S DEED

Address of New Owner	Send Tax Bills To	Map & Parcel
Allison B. Sheehan & Monica B. Warren 5951 Post Road Nashville, Tennessee 37205	Allison B. Sheehan & Monica B. Warren 5951 Post Road Nashville, Tennessee 37205	103-15-B 067.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the Estate of John Edward Burns, the decedent's Last Will and Testament having been duly admitted to probate in Davidson County, Tennessee, as Case No. 22P797, in the Probate Division of the Circuit Court for Davidson County, Tennessee, **Portia H. Wells, Executor of the Estate of John Edward Burns**, hereinafter called the GRANTOR, by these presents does hereby quitclaim, transfer, and convey unto **Allison B. Sheehan, having a 50% undivided interest and Monica B. Warren, having an undivided 50% interest**, hereinafter called the GRANTEES, their heirs and assigns, land located in Davidson County, Tennessee described as follows, to wit:

Unit No. 67 of Lion's Head Condominium, a Condominium or horizontal property regime established by Master Deed of Record in Book 5340, page 70, Register's Office for Davidson County, Tennessee, and shown on a Plan of record in Book 5200, page 82, said Register's Office.

Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the said Master Deed (and By-Laws which are an exhibit thereto), including without limitation such Unit's undivided percentage interest in the land and common elements reflected in said Master Deed and Plan.

Subject, however, to all of the provisions, conditions, restrictions, burdens and undertakings contained in the said Plan, Master Deed and By-Laws, all of which the Grantee does assume and agree to observe and perform, including, but not limited to, the payment of assessments.

Being the same property conveyed to John E. Burns by Warranty Deed recorded in Deed Book 10698, page 457, in the Register's Office for Davidson County, Tennessee.

This being improved real property commonly known as **4487 Post Place #67, Nashville, Tennessee 37205.**

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

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

Witness my hand this 31 day of August, 2022.

Portia H. Wells, Executor

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of August, 2022, before me, a notary public in and for the State and County aforesaid, personally appeared Portia H. Wells, Executor of the Estate of John Edward Burns, personally known to me (or proven to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and who acknowledged that she executed the foregoing instrument for the purposes therein contained, in her capacity as Executor of the Estate of John Edward Burns.

KRISTEN SHIELDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 10/2/23

The actual consideration or value for this transfer is $0.00, as this transfer is exempt from real estate transfer tax pursuant to Tenn. Code Ann. 67-4-409(a)(1)(C)(iv).

Portia H. Wells, Executor

Sworn to and subscribed before me this 31st day of August, 2022.

Notary Public

My Commission Expires: 10/2/23

KRISTEN SHIELDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE OFFICE OF THE REGISTER OF DEEDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

Tennessee Certification of Electronic Document

I, Kristen Shields, 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, Executor's Deed, executed and authenticated according to law on 8/31/22.

Affiant Signature

Sept. 1, 2022
Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 1st day of September, 2022.

Notary's Signature

My Commission Expires
April 2, 2024

My Commission Expires: _____

PAMELA PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY