This Instrument Prepared By:
PARKER T. BROWN, ESQ.
FIDELIS LAW, PLLC
1585 Mallory Lane, Suite 104
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 912012 **DEEDQC**
09/02/2022 11:22:21 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20220902-0099278

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
CATHERINE JANE HAZY	SAME AS NEW OWNER	MAP 146-16
146 Royal Oak Road		PARCEL 198
Florence, Alabama 35633		6DU-36150

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409(a)(3)(D).

Estate of Preston Welch, Jr.

By: Catherine Jane Hazy
Catherine Jane Hazy, Executrix

Sworn to and subscribed before me this Aug 31 26, 2022.

Notary Public

My Commission Expires:

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 06-18-2025

EXECUTRIX'S DEED

KNOW ALL PERSONS BY THESE PRESENTS, that CATHERINE JANE HAZY is the duly appointed Executrix for the ESTATE OF PRESTON WELCH JR, evidenced by the attached **Exhibit A**, Letters Testamentary for the ESTATE OF PRESTON WELCH JR, Docket Number 22P76, which is administered in the Circuit Court (Probate Division) for Davidson County, Tennessee.

PURSUANT to the Last Will and Testament of PRESTON WELCH, JR., of record in the Circuit Court for Davidson County, Tennessee, Docket Number 22P76, the subject property is to be conveyed to the sole beneficiary, CATHERINE JANE HAZY.

THEREFORE FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, CATHERINE JANE HAZY, Executrix for the ESTATE OF PRESTON WELCH JR, has this date bargained and sold, and does hereby transfer, quitclaim, release and convey

any and all interest in which the Decedent and his Estate owns, to CATHERINE JANE HAZY, in that certain parcel in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 141 on the Plan of Brentwood Halls, Section 5, as of record in Book 2133, page 127, said Register's Office.

Said Lot No. 141 fronts 70.0 feet on the southerly side of Rochelle Drive and runs back 270.0 feet on the easterly lot line and 254.5 feet on the westerly lot line to a line in the rear which measures a total of 135.0 feet.

Being the same property conveyed to PRESTON WELCH and wife, CAROLYN A. WELCH, both having since died, from WALTER H. CROUCH and wife, RUTH R. CROUCH, by Warranty Deed of record in Book 6047, Page 880, Register's Office for Davidson County, Tennessee.

The foregoing description is taken from the prior deed of record.

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.

This is improved property known as: 475 Rochelle Drive, Nashville, Tennessee 37220.

WITNESS MY HAND this August 26, 2022.

ESTATE OF PRESTON WELCH, JR.

By: Catherine Jane Hazy
CATHERINE JANE HAZY, Executrix

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CATHERINE JANE HAZY with whom I am personally acquainted, who supplied Letters Testamentary evidencing she is the duly appointed EXECUTRIX for the ESTATE OF PRESTON WELCH JR by the Circuit Court (Probate Division) for Davidson County, Tennessee, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, TN, this 26th day of August, 2022.

NOTARY PUBLIC

My Commission Expires:

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 06-18-2025

Exhibit A

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **CATHERINE JANE HAZY** DOCKET NO: **22P76**

*It appearing to the Court that **PRESTON WELCH JR.** has died leaving a written Will in which you are appointed **Executrix** and which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you;*

*THESE ARE, THEREFORE, to empower you, the said **CATHERINE JANE HAZY**, to enter upon the execution of said Will, and take into your possession all of the property, and to make, within **sixty (60) days** from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.*

WITNESS, Richard R. Rooker, Clerk of the Probate Court, at office, this March 17th, 2022.

RICHARD R. ROOKER, Clerk

_____ D.C.

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, RICHARD R. ROOKER, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of the Letters Testamentary issued to **CATHERINE JANE HAZY** as **Executrix** of the estate of **PRESTON WELCH JR.**, deceased, and I do further certify that **CATHERINE JANE HAZY** is still acting **Executrix** of the estate of **PRESTON WELCH JR.** and all acts as such are entitled to full faith and credit as it appears from the official record in my office in Nashville, Tennessee, this the 17th day of March, 2022.

RICHARD R. ROOKER, Clerk

_____ D.C.