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# 916886 **DEEDQC**
09/15/2022 08:55:40 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20220915-0102767

| NEW OWNER: | SEND TAX BILL TO: | MAP/PARCEL: |
|---|---|---|
| EVELYN J. MONROE | | |
| 1219 Bubbling Well Road | SAME AS NEW OWNER | 04316011100 |
| Madison, Tennessee 37115 | | |

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 Marie Lorene Turnmyre

By: John Walter Mahan
John Walter Mahan, Executor

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

Sworn to and subscribed before me this September 12, 2022.

Notary Public

My Commission Expires: 06-18-2025

# EXECUTRIX'S DEED

**KNOW ALL PERSONS BY THESE PRESENTS,** that JOHN WALTER MAHAN is the duly appointed Executor for the ESTATE OF MARIE LORENE TURNMYRE, evidenced by the attached **Exhibit A**, Letters Testamentary for the ESTATE OF MARIE LORENE TURNMYRE, Docket Number 18P508, 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 18P508, the subject property is to be conveyed to the sole beneficiary, EVELYN J. MONROE.

**THEREFORE FOR AND IN CONSIDERATION** of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOHN WALTER MAHAN, Executor for ESTATE OF MARIE LORENE TURNMYRE, has this date bargained and sold, and does hereby transfer, quitclaim, release and

convey any and all interest being a fifty percent (50%) tenants-common-interest, in which the Decedent and her Estate owns, to EVELYN J. MONROE, in that certain parcel in Davidson County, Tennessee, being more particularly described as follows:

BEING Lot No. 59 in the Kingsway Green Subdivision a plan of which is of record in Book 3842, page 227, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to MARIE L. TURNMYRE and EVELYN J. MONROE, both unmarried, as tenants in common, from JOHNNIE LORETTA FULCHER, unmarried, by Warranty Deed of record in Instrument Number 20071113-0132828, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Plat Book 3842, Page 227, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions (5) other matters of public records.

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: 1219 Bubbling Well Road, Madison, Tennessee 37115.

WITNESS MY HAND this September 12, 2022.

ESTATE OF MARIE LORENE TURNMYRE

By: _____
JOHN WALTER MAHAN, Executor

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 JOHN WALTER MAHAN with whom I am personally acquainted, who supplied Letters Testamentary evidencing he is the duly appointed EXECUTOR for the ESTATE OF MARIE LORENE TURNMYRE by the Circuit Court (Probate Division) for Davidson County, Tennessee, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, TN, this 12 day of September, 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

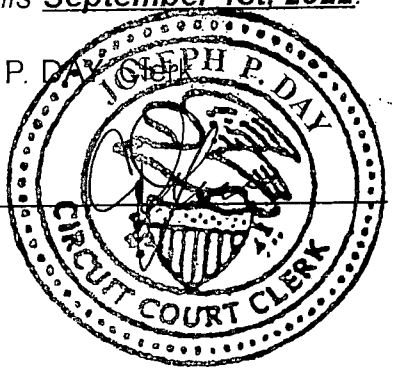
TO: **JOHN WALTER MAHAN** DOCKET NO: **18P508**

*It appearing to the Court that **MARIE LORENE TURNMYRE** has died leaving a written Will in which you are appointed **Executor** 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 **JOHN WALTER MAHAN**, 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, Joseph P. Day, Clerk of the Probate Court, at office, this **September 1st, 2022**.*

JOSEPH P. DAY, Clerk



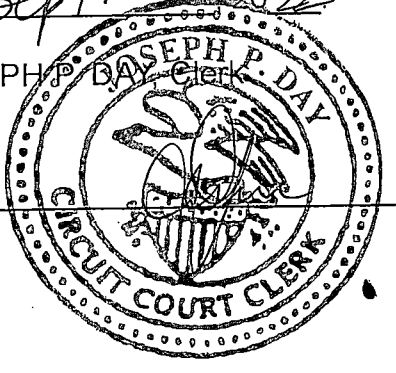

_____ D.C.

STATE OF TENNESSEE )

DAVIDSON COUNTY )

I, JOSEPH P. DAY, 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 **JOHN WALTER MAHAN** as **Executor** of the estate of **MARIE LORENE TURNMYRE**, deceased, and I do further certify that **JOHN WALTER MAHAN** is still acting **Executor** of the estate of **MARIE LORENE TURNMYRE** 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 1 day of Sept. 2022.

JOSEPH P. DAY, Clerk




_____ D.C.