Karen Johnson
Batch# 919645
09/21/2022 01:16:34 PM
Fees: $17.00 Taxes: $0.00
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DEEDQC
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SEND TAX BILLS AND
ADDRESS NEW OWNER:

Charles James Davis and Jennifer Louise Klamer
509 Mathes Court
Goodlettsville, TN 37072

This instrument prepared by:
J. MIRANDA BELOTE
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
018-07-0-063.00

EXECUTOR'S DEED

I.
Recitals

1.1 CHARLES JUNIOR DAVIS died testate on March 16, 2020, while a resident of Davidson County, Tennessee.

1.2 The undersigned are the Co-Personal Representatives under the Last Will and Testament of CHARLES JUNIOR DAVIS admitted to probate on April 3, 2020 and is recorded in Docket No.20P516, Office of the Probate Court in Chancery for Davidson County, Tennessee, at Nashville.

1.3 The decedent owned land in Davidson County, Tennessee, more particularly described below and in the Deed recorded in Book 9644, Page 243, Register's Office for Davidson County, Tennessee.

1.4 All debts of decedent have been paid. The filing of a Federal Tax return it not required by law. A TennCare Waiver/Release has been obtained.

II.
Conveyance

Pursuant to Item II of the Decedent's Will and as Co-Personal Representatives of the Last Will and Testament of CHARLES JUNIOR DAVIS, We, CHARLES JAMES DAVIS and JENNIFER LOUISE KLAMER, hereby bargain, transfer and convey to CHARLES JAMES DAVIS, a 50% undivided interest and JENNIFER LOUISE KLAMER, a 50% undivided interest, as tenants common, the property described as follows:

> Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Connell Estates, Section IV, as of record in Plat Book 3842, Page 239, Register's Office for said county.
>
> Said Lot No. 14 front 98 feet on the easterly side of Mathes Court and extends back 250.08 feet on the northerly line and 234 feet on the southerly line to a dead line, measuring 99.31 feet thereon.
>
> Being the same property conveyed to Charles Junior Davis by Quitclaim Deed from James Davis etux, Moline Davis, dated April 12, 1995 and recorded April

13, 1995 in Book 9644, Page 243, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described property unto CHARLES JAMES DAVIS, a 50% undivided interest and JENNIFER LOUISE KLAMER, a 50% undivided interest, as tenants common, forever in fee simple.

Executed this the 15 day of September, 2022.

Charles James Davis

CHARLES JAMES DAVIS, Co-Personal Representative of the Estate of CHARLES JUNIOR DAVIS, Deceased

Jennifer Louise Klamer

JENNIFER LOUISE KLAMER, Co-Personal Representative of the Estate of CHARLES JUNIOR DAVIS, Deceased

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, Charles James Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, on oath, acknowledged such person to be the Co-Personal Representative of the Estate of Charles Junior Davis, the within-named bargainor, and that such Charles James Davis, as such Co-Personal Representative, executed the within instrument for the purposes therein contained, be personally signing the name of the Estate as Co-Personal Representative.

Witness my hand at office on this 15 day of September, 2022.

Elizabeth McDaniel

NOTARY PUBLIC

ELIZABETH MCDANIEL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 4-22-26

My Commission Expires: 4-22-26

STATE OF TENNESSEE

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, Jennifer Louise Klamer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, on oath, acknowledged such person to be the Co-Personal Representative of the Estate of Charles Junior Davis, the within-named bargainor, and that such Jennifer Louise Klamer, as such Co-Personal Representative, executed the within instrument for the purposes therein contained, be personally signing the name of the Estate as Co-Personal Representative.

Witness my hand at office on this 15 day of September 2022.

Elizabeth C McDaniel
NOTARY PUBLIC

ELIZABETH C MCDANIEL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 4-22-26

My Commission Expires: 4-22-26

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $ None.

Elizabeth C McDaniel
AFFIANT

Subscribed and sworn to before me, this the 15 day of September, 2022.

Tammy R. Baskerville
NOTARY PUBLIC

TAMMY R. BASKERVILLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My Commission Expires: 11-19-25

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