Karen Johnson Davidson County
Batch# 929993 DEEDWARR
10/14/2022 02:35:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20221014-0112917

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CSW)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

CO-EXECUTORS' DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Jan Peter van Eys 3504 Ruland PL Nashville, TN 37215	same	117 05 0 140.00

WHEREAS, Jan van Eys (the "Decedent") died on September 24, 2022, and Decedent's Last Will and Testament, dated July 2, 2004, First Codicil dated January 17, 2018, and Second Codicil dated December 4, 2020 (collectively, the "Will"), were admitted to probate on October 11, 2022, as Docket No. 22P1837 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division); and

WHEREAS, Jan Peter van Eys and Dickey Catherine Fuchs are the duly appointed Co-Executors (the "Co-Executors") of the Decedent's Estate (the "Estate") under the Will; and

WHEREAS, the Co-Executors desire to convey all of the Decedent's right, title and interest in and to certain real property located in Davidson County, Tennessee, and any improvements thereon, described on **Exhibit A** attached hereto and incorporated herein by this reference (the "Property") to Jan Peter van Eys in order to settle matters of the Estate in accordance with the terms of the Will.

NOW, THEREFORE, in consideration of the foregoing premises and no other monetary consideration, the Co-Executors hereby transfer, and convey all of the Co-Executors' right, title and interest in the Property to Jan Peter van Eys (the "Beneficiary").

This is improved property known as 3504 Ruland Place, Nashville, Tennessee 37215.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Beneficiary, its successors and assigns, forever; and the Co-Executors hereby transfer, assign, and set over unto the Beneficiary, all of the Estate's right, title and interest in the said Property with full benefit of the Co-Executors' warranties to the maximum extent that they can or should do as Co-Executors, but not further or otherwise.

IN WITNESS WHEREOF, the Co-Executors have executed this instrument this 14th day of October, 2022.

Jan Peter van Eys, Co-Executor
Estate of Jan van Eys

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Jan Peter van Eys, who upon oath acknowledged that he is the Co-Executor of the Estate of Jan van Eys, deceased (the "Estate"), the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 14th day of October, 2022.

Notary Public

My Commission Expires: March 3, 2026

CAROLYN SUE WENZEL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: March 03, 2026

Dickey Catherine Fuchs, Co-Executor
Estate of Jan van Eys

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Dickey Catherine Fuchs, who upon oath acknowledged that she is the Co-Executor of the Estate of Jan van Eys, deceased (the "Estate"), the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 14th day of October, 2022.

Notary Public

My Commission Expires: March 3, 2026

CAROLYN SUE WENZEL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. 67-4-409(a)(1)(C)(iv).

Dickey Catherine Fuchs, Affiant

Subscribed and sworn to before me this 14th day of October, 2022.

Notary Public

My Commission Expires: March 3, 2026



EXHIBIT A

Land in the 7th Civil District Of Davidson County, Tennessee, being lots Nos. 35 to 38 inclusive of Block "D" on the revised ·Plan of Life and Casualty Insurance Company's Subdivision of Woodmont Acres, as of record in Book 843, page 102, Register's Office for said County.

Said Lots Nos. 35 to 38 inclusive front 25 feet on the easterly side of Ruland Place and run back between parallel lines, 155 feet to a dead line.

Being the same property conveyed to Jan van Eys and wife, Catherine Travis van Eys, by Deed from Ronald R. Di Nells and wife, Geraldine C. Di Nells, dated June 16, 1961, of record at Book 3248, page 629, Register's Office for Davidson County, Tennessee. The said Catherine Travis van Eys died on October 2, 2003, and her interest vested in Jan van Eys, her surviving spouse.

The legal description is the same as the previous deed of record.

This is improved property known as 3504 Ruland Place, Nashville, Tennessee 37215.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

CERTIFICATE OF AUTHENTICITY

I, Carolyn S. Wenzel, 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 executed and authenticated according to law on October, 14, 2022.

Carolyn S. Wenzel

Carolyn S. Wenzel

10/14/2022

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 14th day of October, 2022.

Notary Public

My Commission Expires: 7/7/2025

