Prepared by and return to:
Julie C. Heffington, Esq.
Wolaver, Carter & Heffington
809 S. Main Street, Suite 200
Columbia, TN 38401

Karen Johnson Davidson County
Batch# 930133 DEEDQC
10/17/2022 08:46:44 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20221017-0113089

EXECUTOR'S DEED

KNOW ALL PERSONS by these presents that JAMES L. HUTTON III, the duly appointed Executor of the Estate of JAMES L. HUTTON JR., deceased, a copy of his Letters Testamentary being attached hereto, which Estate is administered in the Probate Court for Davidson County, Tennessee, Case No. 21P2493, for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other valuable consideration, and in connection with the distribution of the Estate of the Decedent pursuant to the Last Will and Testament of JAMES L. HUTTON Jr., dated March 31, 2009, and by agreement of all the beneficiaries thereto, hereby release, remise forever and quitclaim unto Decedent's rightful heirs, *to wit:* JAMES L. HUTTON III and CHRISTINA LYNN HUTTON WRIGHT, both of the right, title and interest of the Decedent and the Decedent's Estate in and to land situated and being located in Davidson County, Tennessee, and being more particularly described as follows:

> Being lot No. 20 on the Plan of Forest Park Subdivision, as of record in Book 2900, Page 122, Register's Office for said County.
>
> Said Lot No. 20 begins at an iron pin in the easterly margin of Kingsview Court, the common front corner of Lots Nos. 19 and 20; thence northwardly with the easterly margin of said Court, 177.4 feet to a concrete monument, beginning of a curve; thence northeastwardly around said curve 42.7 feet to a concrete monument in the southerly margin of Evansdale Drive; thence eastwardly with the margin of Evansdale Drive, 240 feet to an iron pin, the common front corner of Lots Nos. 20 and 21, thence southwardly along the line between Lots Nos. 20 and 21, 142 feet to a concrete monument; the common rear corner of Lots Nos. 19, 20, and 21; thence

westwardly along the line between Lots Nos. 19 and 20, 226.1 feet to the point of beginning.

This conveyance is made subject to restrictive covenants and agreement of record in Book 3429, page 111, and Book 3162, page 513, Register's Office for Davidson County, Tennessee; easement of record in Book 909, Page 337, Register's Office for Davidson County, Tennessee; Owner's Certificate, 10 foot easement for public utility purposes along easterly line of premises, overhand easement in northwest corner and a 75 foot building setback line from Kingsview Court and Evansdale Drive, as shown on Plan of record in Book 2900, page 122, Register's Office for Davidson County, Tennessee.

Being part of the real property conveyed to James L. Hutton, Jr. and wife, Marjorie K. Hutton of record in Book 3877, page 881, said Register's Office.

Map and Parcel: 146 10 0 040.00

Property address: 5052 Kingsview Court, Nashville, TN 37220

SAME DESCRIPTION AS PRIOR DEEDS.

THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE OF THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS, NOR MEDICAID ADVICE GIVEN ON THIS TRANSFER. THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO NOR HAS CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.

IN WITNESS WHEREOF, this conveyance has been executed on the 30th day of September, 2022.

JAMES L. HUTTON, III
Executor of the Estate of JAMES L. HUTTON Jr.

STATE OF TENNESSEE
COUNTY OF MAURY

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared JAMES L. HUTTON, III, with whom I am personally acquainted, and who, upon oath acknowledged themselves to be the Executor of the Estate of JAMES L. HUTTON Jr., the within named Executor, and as such Executor, being authorized so to do, executed the foregoing instrument for the purposes therein expressed and contained.

Witness my hand and seal in Columbia, Tennessee, this the 30th day of September, 2022.

NOTARY PUBLIC

KITTYE E. KELLEY STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

My Commission Expires: 11-20-24

NAMES AND ADDRESSES OF NEW PROPERTY OWNERS:	PERSONS RESPONSIBLE FOR PAYMENT OF TAXES:
James L. Hutton, III 1846 Grace Drive Columbia, TN 38401 Christina Lynn Hutton Wright 3041 Morgan Road Joelton, TN 37080	James L. Hutton, III 1846 Grace Drive Columbia, TN 38401 Christina Lynn Hutton Wright 3041 Morgan Road Joelton, TN 37080

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS OF ADMINISTRATION

TO: **JAMES L. HUTTON III** DOCKET NO: **21P2493**

*It appearing to the Court that **JAMES LLOYD HUTTON JR.** has died leaving no Will, and the Court being satisfied as to your claim to said Administration, you have given Bond pursuant to Order, if required, qualified as directed by law, and the Court having ordered that Letters of Administration be issued to you;*

*THESE ARE, THEREFORE, to authorize and empower you, the said **JAMES L. HUTTON III,** to take into your possession and control all the goods, chattels, claims, and papers of the said estate, and to return a true and perfect inventory thereof to this Court; to collect and pay all debts, and to do and transact all the duties in relation to said estate, and to deliver the residue thereof to those who are by law entitled.*

WITNESS, Richard R. Rooker, Clerk of the Probate Court, at office, this April 13th, 2022

RICHARD R. ROOKER, Clerk

_____ D.C.

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, RICHARD R. ROOKER, Clerk of the Probate Court, do hereby certify that the foregoing is a full, true and perfect copy of the Letters of Administration issued to **JAMES L. HUTTON III** as **Administrator** of the estate of **JAMES LLOYD HUTTON JR.**, deceased, and I do further certify that **JAMES L. HUTTON III** is still acting as Administrator of the estate, 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 13th day of April, 2022

RICHARD R. ROOKER, Clerk

_____ D.C.