Karen Johnson Davidson County
Batch# 968142 DEEDWARR
02/06/2023 02:23:34 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230206-0008564

This instrument was prepared by:
Toni B. Smoke, Esq.
THE SMOKE LAW GROUP, LLC
P.O. Box 13577
Birmingham, AL 35202

I hereby swear that the actual consideration or value, whichever is greater, for this transfer is $0.00.

Mary Ann Moore
Affiant

Subscribed and sworn to before me this the 2nd day of ~~January,~~ February 2023.

John F. Katalik IV
Notary Public
My Commission Expires: 12/8/2026

JOHN F KATALIK IV
Notary Public
Alabama State at Large

SEND TAX NOTICE TO:
Mary A. Moore & Michael Moore
1622 36th Ave North
Birmingham, AL 35207

Map Parcel Number(s):
058-15-0-195

EXECUTOR'S DEED

STATE OF Alabama)
COUNTY OF Jefferson)

KNOW TO ALL MEN, that WHEREAS, SANDRA M. BURNS died on August 2, 2020, leaving no Last Will and Testament and in which an estate has been duly open to probate as a Small Estate in the Probate Court of Davidson County, Tennessee, and wherein the undersigned was nominated and appointed the sole Personal Representative of said estate;

WHEREAS, the heirs have agreed to a distribution of the real property of the estate whereby the hereinafter described property be distributed in kind to MARY ANN MOORE, an unmarried woman and MICHAEL D. MOORE, a married man, and this deed is executed as evidence of said agreement and of the title of the hereinafter named Grantees;

THEREFORE, in consideration of the distribution of the Estate of Sandra Faye Moore Burns by the Personal Representative, Mary Ann Moore, hereby grants, bargains, transfers and conveys to **MARY ANN MOORE, an unmarried woman,** and **MICHAEL D. MOORE, a married man**, as Grantees, all rights, title, interest and claim in or to the following described real estate, situated in **Davidson County, TN**, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Royal Hills, Section 1, of record in Book 4675, page 73. Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 7, which is a comer lot, fronts 65.00 feet on the southerly margin of Lunn Drive and fronts 153.12 feet on the easterly margin of Phipps Drive, said frontages being joined by a curve having a length of 39.27 feet, and extends back 147.34 feet on the easterly line and 76.35 feet on the southerly line to a point of

intersection.

Being the same property conveyed to Milton Burns and Sandra M. Burns, husband and wife, by Warranty Deed from Anita Fly, dated December 20, 2017, recorded December 27, 2017, of record in Instrument No. 20171227-0131039, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Anita Fly by Quitclaim Deed from Alvin L. Fly, dated June 2, 2011, recorded June 14, 2011, of record in Instrument No. 20110614-0045513, said Register's Office.

This is improved property located at: 3797 Lunn Drive, Nashville, TN 37218.

This conveyance is made subject to 1) Property taxes for the subsequent years; 2) all applicable zoning ordinances; 3) utility, sewer, drainage, and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES jointly with rights of survivorship, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

IN WITNESS WHEREOF, Grantor has hereunto set their signature and seal, this 2nd day of ~~January,~~ February 2023.

ESTATE OF SANDRA FAYE MOORE BURNS

By: Mary Ann Moore
MARY ANN MOORE
Personal Representative

STATE OF Alabama)
COUNTY OF Jefferson)

I, the undersigned authority, a notary in and for said County, in said State, hereby certify that **MARY ANN MOORE, as Personal Representative for the Estate of Sandra Faye Moore Burns,** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of February, 2023.

Notary Public

My Commission Expires: 12/8/2026

JOHN F KATALIK IV
Notary Public
Alabama State at Large