This document prepared by: F. Michie Gibson, Jr.
4979 Lebanon Pike, Suite C
Old Hickory, Tennessee 37138
(615) 244-0095

From information provided by parties.
Preparer makes no warranty as to title.

Karen Johnson Davidson County
Batch# 969274 DEEDQC
02/09/2023 01:39:21 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230209-0009613

EXECUTOR'S DEED

Address New Owner(s):
Rachel Richeson
1208 Dodson St.
Old Hickory, TN 37138

Send Tax Bills To:
Same

Map Parcel N
Map 53.3
Parcel 33 & 31
Group

IN ORDER TO PROVIDE muniment of title and other good and valuable considerations received, the receipt of which is hereby acknowledged, I, Rachel Richeson, Executor of the *Estate of Charles Woodrow Richeson*, Davidson County, Tennessee, Docket Number 22P1193, pursuant to Letters of Testamentary, issued on September 15th, 2022, and recorded in the Office of the Circuit Court, Probate Division in Davidson County, and in order to carry out the provisions of the Last Will and Testament of Charles Woodrow Richeson, for and on behalf of the Estate, for the purpose of serving as a muniment of title and further evidencing the divestiture of title in and to the premises hereinafter described from the aforesaid estate, or any person or entity claiming by, under, or through the title of Charles Woodrow Richeson, do hereby devise, release, grant, bargain, sell, convey and forever quitclaim to Rachel Richeson, daughter of decedent, and her heirs and assigns forever, the real property located in Davidson County, Tennessee to wit:

TRACT 1: BEING THE NORTHERLY PART OF LOT NO. 22 ON THE PLAT OF SECTION "C" VILLAGE OF OLD HICKORY, AS OF RECORD IN BOOK 1424, PAGE 66, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE WESTERLY MARGIN OF DODSON STREET AT THE NORTHEASTERLY CORNER OF LOT NO. 22; THENCE WITH SAID STREET, S 1 DEGREE 4' W. 57.7 FEET TO AN IRON PIN; THENCE N. 88 DEGREES 56' W. 64.1 FEET TO AN IRON PIN IN THE WESTERLY MARGIN OF LOT NO. 23; THENCE N. 1 DEGREE 8' E. 57.7 FEET TO AN IRON PIN; THENCE S. 88 DEGREES 56' E. 63.9 FEET TO THE POINT OF BEGINNING. CONTAINING .08 ACRES, MORE OR LESS.

TRATCT 11: BEING PART OF A TRACT MARKED "FUTURE DEVELOPMENT" ON THE PLAN OF SECTION "C" VILLAGE OF OLD HICKORY, AS OF RECORD IN BOOK 1424, PAGE 66, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE EASTERLY MARGIN OF DEBOW STREET AT THE NORTHWESTERLY CORNER OF LOT NO. 23; THENCE ALONG THE EASTERLY MARGIN OF SAID STREET, N. 0 DEGREES 56' E. 25 FEET; THENCE S. 89 DEGREES 10' E. 133.4 FEET TO A POINT IN THE WESTERLY EDGE OF A PRIVAT WAY KNOWN AS DODSON STREET; THENCE ALONG THE WESTERLY MARGIN OF SAID STREET. S. 1 DEGREE 4' W. 25 FEET TO THE NOTHERWESTERLY CORNER OF LOT NO. 22; THENCE N. 89 DEGREES 10' W. ALONG THE NOTHERLY LINE OF LOTS NOS. 22 AND 23, 133.4 FEET TO THE POINT OF BEGINNING, CONTAINING .077 ACRES, MORE OR LESS.

BEING the same property conveyed to Marsha A. Richeson by Warranty Deed recorded in Book 10475, Page 256, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Marsha A. Richeson and Charles W. Richeson, Wife and Husband, by deed from Marsha A. Richeson joined by her husband, Charles W. Richeson, dated May 21, 2001 and recorded June 21, 2001, as Instrument Number 20010621-0065784 in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed solely to Charles W. Richeson, upon the death of his wife, Marsha A. Richeson, on July 17, 2014.

This is improved property known as 1208 Dodson St., Old Hickory, Tennessee 37138.

No survey, no title examination, and no title insurance has been made or acquired for this transfer.

Witness my hand this 7 day of February, 2023.

Estate of Charles Woodrow Richeson.
Docket Number: 22P1193
Davidson County Circuit Court Probate Division

Rachel Richeson

By: Rachel Richeson, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa R. Gibson, a Notary Public, in and for said County and State, RACHEL RICHESON, the within named Executor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witnessed my hand and official seal n this 7th day of February, 2023.

Theresa R. Gibson
NOTARY PUBLIC
My Commission Expires: 05/05/2025

THERESA R. GIBSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Rachel Richeson
RACHEL RICHESON

Sworn to and subscribed before me this 7th day of February, 2023.

Theresa R. Gibson
NOTARY PUBLIC
My Commission Expires: 05/05/2025

THERESA R. GIBSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY