Karen Johnson Davidson County
Batch# 970659 DEEDQC
02/14/2023 12:40:33 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230214-0010724

This Instrument Prepared By:
Brian Lavoy Payne
Attorney at Law PLLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

ADDRESS NEW OWNERS	SEND TAX BILLS TO:	MAP-PARCEL NO.
James S. Mathis, Jr. 4308 Brush Hill Road Nashville, TN 37216	New Owner	083-05-0 403

EXECUTOR'S DEED

KNOW ALL MEN BY THESE PRESENTS that **James S. Mathis, Jr., Executor of the Estate of Mary Suzanne H. Mathis. deceased**, (Grantor) for good and valid consideration, the receipt of which is hereby acknowledged, does hereby convey, release and forever quitclaim to **James S. Mathis, Jr. and Mary Virginia Sparkman, devisees of the Estate of Mary Suzanne H. Mathis, deceased,** (Grantees), tenants in common, in improved property situated in the 21st Civil District of Davidson County, Tennessee, said land being more particularly bound and described as follows, to-wit:

Being the easterly 65 feet of the southerly 70 feet of Lot No. 3 and the easterly 65 feet of the northerly 40 feet of Lot No. 2 in the Subdivision of the C. F. Ordway Home Place, as of record in Book 57, Page 88, Register's Office for said County.

Said parts of Lots Nos. 2 and 3 front 65 feet on the southerly side of Stratton Avenue and run back between parallel lines 110 feet to a dead line.

Being the same property conveyed to Suzanne H. Mathis, an unmarried person by Warranty Deed dated January 10, 1995, from Mary N. Rowan, an unmarried person, of record in Book 9568, Page 846, Office of the Register of Deeds of Davidson County, Tennessee.

The said Mary Suzanne H. Mathis having since died on October 11, 2020, leaving James S. Mathis, Jr. and Mary Virginia Sparkman as her devisees pursuant to her Last Will and Testament. Pursuant to Order to Probate filed in Robertson County Probate Court Case No. 74CH1-2020-CV-516, entered on December 21, 2020, James S. Mathis was appointed Executor of the Estate of Mary Suzanne H. Mathis and was issued Letters Testamentary on that date.

Mary Suzanne H. Mathis is one and the same as Suzanne H. Mathis.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other

matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1410 Stratton Avenue, Nashville, Tennessee 37206.

IN WITNESS WHEREOF I have hereunto set our hands on this the 14th day of December, 2022.

Estate of Mary Suzanne H. Mathis, deceased

James S. Mathis, Jr. Executor

James S. Mathis, Jr., Executor

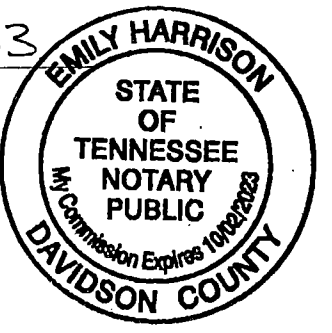
ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said County and State, the within named, JAMES S. MATHIS, JR., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is the Executor of the Estate of Mary Suzanne H. Mathis, deceased, and as such Executor of the Estate of Mary Suzanne H. Mathis, deceased, executed the within instrument for the purposes therein contained, and had authority to so act.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of December, 2022.

Notary Public
Commission expires: 10/2/2023



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is: $-0-

Affiant

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

Notary Public
Commission Expires: 10/2/2023

