Karen Johnson Davidson County
Batch# 976147 DEEDQC
03/02/2023 01:40:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230302-0015069

This Instrument Prepared By:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

EXECUTOR'S DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Jonathan Anthony Wright Robert Scott Wright Kitty Wright Martin 5111 Saundersville Road Old Hickory, TN 37138	c/o Robert Scott Wright 5111 Saundersville Road Old Hickory, TN 37138	095-11-0-159.00

WHEREAS, Marjorie G. Callahan (the "Decedent") died on December 23, 2022 and Decedent's Last Will and Testament, dated February 25, 2019, was admitted to probate on January 25, 2023, as File No. 23P60 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) (the "Will"); and

WHEREAS, Robert Scott Wright is the duly appointed Executor (the "Executor") of the Decedent's Estate (the "Estate") under the Will; and

WHEREAS, the Executor desires 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") 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 Executor hereby transfers, and conveys all of the Executor's right, title and interest in the Property Jonathan Anthony Wright, Robert Scott Wright, and Kitty Wright Martin (collectively, the "Beneficiaries").

This is improved property known as 2414 Springview Drive, Nashville, TN 37214.

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 Beneficiaries, their successors and assigns, forever; and the Executor hereby transfers, assigns, and sets over unto the Beneficiaries, all of the Estate's right, title and interest in the said Property with full benefit of the Executor's warranties to the maximum extent that he can or should do as Executor, but not further or otherwise.

IN WITNESS WHEREOF, the Executor has executed this instrument this 2 day of March, 2023

Robert Scott Wright

Robert Scott Wright, Executor
Estate of the Estate of Marjorie Gilbert Callahan

STATE OF TENNESSEE)
COUNTY OF DAVISON)

Personally appeared before me, a Notary Public in and for said State and County, Robert Scott Wright, who upon oath acknowledged that he is the Executor of the Estate of Marjorie Gilbert Callahan, 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 2 day of March, 2023.

SUSAN L. ELLIOTT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires March 7, 2023

S L Elliott

Notary Public

My Commission Expires: 3/7/23

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Robert Scott Wright

Affiant

Subscribed and sworn to before me this 2 day of March, 2023.

SUSAN L. ELLIOTT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires March 7, 2023

S L Elliott

Notary Public

My Commission Expires: 3/7/23

EXHIBIT A

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 46 on the Plan of Merry Oaks, Section 2, of record in Plat Book 2133, page 8, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Marjorie G. Callahan by deed from Bryan C. Kelley, of record in Instrument No. 20130207-0012907, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 2414 Springview Drive, Nashville, TN 37214.

CERTIFICATE OF AUTHENTICITY

I, C. Mark Carver, do 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 March 2, 2023.

3/2/2023
Date

C. Mark Carver
C. Mark Carver

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 2nd day of March, 2023.

Kitty W. Martin
Notary Public

My Commission Expires: 10/2/2023

