Karen Johnson Davidson County
Batch# 977952 DEEDWARR
03/07/2023 11:19:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230307-0016320

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (AJS)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

EXECUTOR'S DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Mikayla Holloman 473 Ewing Drive Nashville, TN 37207	same	162 16 0D 015.00

WHEREAS, Joyce A. Williamson (the "Decedent") died on April 11, 2022, and Decedent's Last Will and Testament, dated June 11, 2013, was admitted to probate on July 15, 2022, as Docket No. 22P1103 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) (the "Will"); and

WHEREAS, Michael J. Holloman 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") to Mikayla Holloman, 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 to Mikayla Holloman (the "Beneficiary").

This Property is being transferred expressly subject to all limitations, restrictions, and encumbrances that may affect the Property, including: (i) all matters shown on the Plan of record in Plat Book 7900, Page 242, as revised in Book 7900, Page 254, Register's Office for Davidson County, Tennessee; (ii) terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions, and Restrictions of record in Book 8289, Page 145, amended in Book 8298, Page 198 and Book 8434, Page 447, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons; (iii) Home Owners' Association Charter of record in Book 8298, Page 201, Register's Office for Davidson County, Tennessee; (iv) the rights of others in and to the common areas and/or elements; (v) any and all existing easements and restrictions as shown of record not stated herein.

This is improved property known as 4764 Crystal Brook Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Beneficiary, her successors and assigns, forever; and the Executor hereby transfers, assigns, and sets over unto the Beneficiary, 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 16th day of Feb., 2023.

Michael J. Holloman

Michael J. Holloman, Executor
Estate of Joyce A. Williamson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Michael J. Holloman, who upon oath acknowledged that he is the Executor of the Estate of Joyce A. Williamson, 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 16 day of February, 2023.

Tabitha A. Victory

Notary Public

My Commission Expires: 10.22.2024

TABITHA A VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. 67-4-409(a)(6)(C)(iv).

Michael J. Holloman

Michael J. Holloman, Affiant

Subscribed and sworn to before me this 16 day of February, 2023.

Tabitha A. Victory

Notary Public

My Commission Expires: 10.22.2024

TABITHA A VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee being Lot No. 56 on the Plan of Section One, Honey Brook Subdivision of record in Plat Book 7900, Page 254 and Plat Book 7900, page 242, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joyce Ann Williamson, unmarried, by Warranty Deed from Larry Bernard Swoopes and wife, Ewanda Raynell Davis Swoopes, dated June 20, 2018, of record in Instrument No. 20180622-0060644 Register's Office for Davidson County, recorded on June 22, 2018.

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

This is improved property known as 4764 Crystal Brook Drive, Antioch, Tennessee 37013.

This Property is being transferred expressly subject to all limitations, restrictions, and encumbrances that may affect the Property, including: (i) all matters shown on the Plan of record in Plat Book 7900, Page 242, as revised in Book 7900, Page 254, Register's Office for Davidson County, Tennessee; (ii) terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions, and Restrictions of record in Book 8289, Page 145, amended in Book 8298, Page 198 and Book 8434, Page 447, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons; (iii) Home Owners' Association Charter of record in Book 8298, Page 201, Register's Office for Davidson County, Tennessee; (iv) the rights of others in and to the common areas and/or elements; (v) any and all existing easements and restrictions as shown of record not stated herein.

CERTIFICATE OF AUTHENTICITY

I, Andrea J. Sinclair, 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 February 16, 2023.

Andrea J. Sinclair

Andrea J. Sinclair

3/7/2023

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Notary Public

My Commission Expires: 7/7/25

