Karen Johnson Davidson County
Batch# 982231 DEEDQC
03/20/2023 08:53:17 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230320-0019646

ADDRESS NEW OWNER:
Lanny Lee Wiles and Dennis Burton Wiles
8430 Manus Road
Readyville, Tennessee 37149

SEND TAX BILLS:
Same as above

Map and Parcel Numbers:
107 13 0 004.00

EXECUTOR DEED

LANNY LEE WILES, EXECUTOR OF THE ESTATE OF VIRGINIA ELIZABETH BURTON WILES, DECEASED, by the power conferred by Letters Testamentary, State of Tennessee, Probate Court of Davidson County at Nashville, Docket number 22P276, and every other power, conveys and quitclaims in accordance with the Last Will and Testament of **VIRGINIA ELIZABETH BURTON WILES**, in fee simple absolute unto **Lanny Lee Wiles** (married) and **Dennis Burton Wiles** (married) as tenants in common, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 10 on the Plan of Patricia Heights Subdivision, Section 1, as of record in Book 2351, Page 131, said Register's Office. Said Lot No. 10 fronts 350.7 feet on the westerly side of Patricia Drive, and runs back 215 feet on the northerly line and 343.5 feet on the southwesterly line to a dead line in the rear on which it measures 104.6 feet.

Being the same property conveyed to William D. Sandfur and wife, Betty S. Sandefur, by deed from Hallmark Construction Company, of record in Book 2734, Page 423, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Euel L. Wiles and wife, Virginia B. Wiles by Warranty Deed from William D. Sandefur and wife, Betty S. Sandefur dated October 17th, 1962 and filed of record in Book 3458, page 249 Register's Office for Davidson County, Tennessee. Euel L. Wiles having since died, on or about November 25, 2003 leaving Virginia B. Wiles as surviving tenant by the entirety. Virginia B. Wiles is now deceased having died testate on or about August 27th, 2021. Pursuant to Last Will and Testament of Virginia Elizabeth Burton Wiles filed of record in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 22P276, subject property is vested in Lanny Lee Wiles (individual) and Dennis Burton Wiles (individual).

This conveyance is made subject to any and all restrictive covenants, easements, and setback lines that are applicable to the above-described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

This instrument was prepared based on information furnished by parties. The preparer makes no representations or warranties as to the correctness thereof or the status of the title to the property described herein.

Witness my hand this 10th of February, 2023.

Lanny Lee Wiles, Executor

Lanny Lee Wiles, Executor

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lanny Lee Wiles**, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

Witness my hand and official seal at office this 10th day of February 2023.

My Commission expires: 1/5/2026

Notary Public

CHAD TURNBOW STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is NONE.

AFFIANT

Subscribed and sworn to before me this 10th day of February, 2023.

NOTARY PUBLIC

My Commission Expires: 1/5/2026

CHAD TURNBOW STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

This Instrument was Prepared By:
Chad Turnbow, Attorney
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Unit 366
Mt. Juliet, TN 37122
(615) 631-6306