Karen Johnson Davidson County
Batch# 982231 DEEDQC
03/20/2023 08:53:17 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230320-0019647

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 14 0 005.00

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** (a married man) and **Dennis Burton Wiles** (a married man) 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:

Being Lot No. 64 on the Map of Miro Meadows, as of record in Book 1424, pages 94 and 95, Register's Office for said County.

Said Lot No. 64 fronts 65 feet on the northerly side of Kipling Drive and runs back between lines, 173.7 feet on the easterly line, 179.9 feet on the westerly line to a dead line on which it measures 65 feet.

Being part of the property conveyed to E.S.E. Homes, Inc., by two deeds from H.H. Richardson, Trustee, et al, of record in Book 1678, page 469, and in Book 1679, page 377, said Register's Office.

Being the same property conveyed to Euel L. Wiles and wife, Elizabeth B. Wiles by Warranty Deed from E.S.E. Homes, Inc., a Tennessee corporation dated July 1st, 1949 and filed of record in Book 1730, page 243 Register's Office for Davidson County, Tennessee. Euel L. Wiles having since died, on or about November 25, 2003 leaving Elizabeth B. Wiles as surviving tenant by the entirety. Elizabeth B. Wiles (being the same Virginia Elizabeth Burton 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 (a married man) and Dennis Burton Wiles (a married man) as tenants in common.

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 15th of February, 2023.

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 10 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
11205 Lebanon Rd
Unit 366
Mt. Juliet, TN 37122
(615) 631-6306