Karen Johnson Davidson County
Batch# 982231 DEEDQC
03/20/2023 08:53:17 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230320-0019648

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:
147 03 0A 100.00

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 Unit H-6 of Harding Place Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6104, page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Harding Place condominiums of record in Book 5200, page 571, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Unit.

BEING the same property conveyed to Euel Wiles by deed from Ron Moody and wife, Maura Moody of record in Book 10242, page 394, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Gerry L. Leach and wife, Karen A. Leach by deed recorded in Book 10722, page 503, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Virginia Elizabeth Burton Wiles by Muniment of Title instrument number 20220711-0079198, Register's Office for Davidson County, Tennessee. Euel Wiles died testate on or about November 25th, 2003. Conveyance made pursuant to the Last Will and Testament of Euel Wiles filed of record in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket Number 22P275.

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 (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

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