Karen Johnson Davidson County
Batch# 985870 DEEDWARR
03/29/2023 10:34:07 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230329-0022826

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|---|---|
| NICHOLAS D. BAILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY<br>(Notary Stamp) | **STATE OF TENNESSEE**<br>**COUNTY OF WILLIAMSON**<br>The actual consideration or value, whichever is greater, for this transfer is $0.00.<br>Affiant<br>Subscribed and sworn to before me, this 22nd day of March, 2023.<br>Notary Public<br>My commission expires: 9-8-2025 |

**THIS INSTRUMENT PREPARED BY**
**Drumwright Law, PC**
**278 Franklin Road, Suite 160**
**Brentwood, TN 37027**

## EXECUTOR DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Margie Fleming Stewart, et al.** | **New Owner** | **142030A34500CO** |
| **345 Deer Lake Drive** | | |
| **Nashville, TN 37221** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

**BRENT FLEMING STEWART, EXECUTOR OF THE ESTATE OF KENNETH A. STEWART**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

**MARGIE FLEMING STEWART, FOR AS LONG AS SHE SHALL LIVE, THEN TO MAYA C. STEWART AND SIENNA F. STEWART, 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 No. 345, as shown on the plan for Deer Lake of record in Book 5050, Pages 28-29, as amended in Book 5050, Pages 62-63,and in Book 5215, Page 207, Register's Office for Davidson County, Tennessee, and a Horizontal Property Regime filed as Exhibit "A" to and established by the Master Deed of record in Book 5097, Pages 529-539, and in Bylaw of Deer Lake Retirement Association, Inc. of record in Book 7556, Page 354, Register's Office for Davidson County, Tennessee, together with an undivided

percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declaration and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Kenneth A. Stewart, an unmarried man, from David E. Wilkins a/k/a David Earle Wilkins and Catherine Wilkins Pettigrew, as tenants in common, by Warranty Deed of record in Instrument No. 20141022-0097319, Register's Office for Davidson County, Tennessee.

Kenneth A. Stewart, having died testate on September 28, 2022, his interest in said property being conveyed pursuant to, and as authorized by, the terms of his Last Will and Testament of record in Case No. 23P397, Circuit Court for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown of record, Register's Office for Davidson County, Tennessee.

This instrument has been prepared based solely upon information provided by the parties and without the benefit of a title search.

This is improved property known as 345 Deer Lake Drive, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that GRANTOR, in his capacity as EXECUTOR (and not individually) is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and that GRANTOR, in his capacity as EXECUTOR (and not individually) does further covenant and bind himself to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 22 day of March, 2023.

Brent Fleming Stewart

**Brent Fleming Stewart, Executor of the Estate of Kenneth A. Stewart**

**STATE OF TENNESSEE**

**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Brent Fleming Stewart**, Executor of the Estate of Kenneth A. Stewart, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes contained therein, being authorized to do so by the terms of the Last Will of Kenneth A. Stewart.

Witness my hand, at office, this 22nd day of March, 2023.

Nicholas D Bailey

Notary Public

My Commission Expires: 9-8-2025

NICHOLAS D. BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY