Karen Johnson Davidson County
Batch# 989263 DEEDQC
04/06/2023 01:58:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230406-0025290

This instrument prepared by:
James L. Collier, Attorney at Law
603 Woodland Street
Nashville, Tennessee 37206

THIS INSTRUMENT DOES NOT CONSTITUTE A WARRANTY OF TITLE, COVENANTS, DESCRIPTIONS OR ANY OTHER INFORMATION CONTAINED HEREIN.

Grantee(s): Pamela Bixenman
Send tax notice to: 200 Brandywine Drive, Old Hickory, Tennessee 37138
Map Parcel Number: #54-13 59

PERSONAL REPRESENTATIVE'S DEED

In order to provide muniment of title and for other valuable consideration received, the receipt of which is hereby acknowledged, I, Pamela Bixenman, Personal Representative for the estate of James E. Gordon, Davidson County Probate Docket Number 22P1998, pursuant to LETTERS OF TESTEMENTARY, issued on December 1, 2022 and recorded in THE OFFICE OF THE PROBATE COURT in Davidson County, and in order to carry out the Last Will and Testament of James E. Gordon, for and on behalf of the Estate, for the purpose of serving as a muniment of title and further evidencing the divestiture of title in and to the premises hereinafter described from the aforesaid Estate, or any person or entity claiming by, under, or through the title of James E. Gordon do hereby devise, release, grant, bargain, sell, convey and forever quitclaim to Pamela Bixenman and her heirs and assigns forever, the real property located in Davidson County, Tennessee, to wit:

Land in the 4th Civil District of Davidson County, Tennessee, Being Lot No. 25 on the Plan of Brandywine Farms, Section 1, as of Record in Book 3600, Pages 79 and 80, Register's Office for said County, specific reference to said Plan being here made for a more particular description of said Lot.

Being part of the property conveyed to J.R. Coarsey, Trustee, by Deed from Miller Kimbrough, Trustee, of Record in Book 3786, Page 303, said Register's Office.

Restrictive Covenants contained in Instrument of Record in Book 3816, Page 544, RODC, Tennessee.

Being the same property conveyed from J.R. Coursey, Trustee to Jas. E. Gordon and Wife, Nancy B. Gordon by Deed in Register's Office for Davidson County, Tennessee in Book 3821, Page 171 and 172.

WITNESS my hand on this 6 day of April, 2023.

Estate of James E. Gordon, Deceased
Docket No. 22P1998
Davidson County
Probate Court

BY: Pamela Bixenman
Pamela Bixenman, Personal Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of April, 2023, before me, Andrea Baker, Notary Public at Large in and for The State of Tennessee, personally appeared Pamela Bixenman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument as her free act and deed and for the purposes therein contained.

Andrea Baker
Notary Public at Large

My Commission Expires 3/3/2026.

ANDREA BAKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

OATH OF ACTUAL CONSIDERATION PURSUANT TO T.C.A. 67-4-409(a)(4)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, hereby offering this instrument for recording within the meaning of the statutes of the State of Tennessee, under Tennessee Code Annotated Section 67-4-409(a)(4), hereby swear or affirm that the actual consideration for this transfer is $-0-.

Affiant

Sworn to and subscribed before me this 6th day of April, 2023.

Andrea Baker
Notary Public at Large

My Commission Expires 3/3/2026

[Form 130, Rev. 2001.10.24]

ANDREA BAKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Certificate of Authenticity

I, James Collier, do 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 4-6-2023.

Date

James Collier

Affiant Signature

4-6-2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of April, 2023.

Andrea Baker

Notary's Signature

My Commission Expires: 3/3/2026

Date

Notary's Seal (if on paper)

