SEND NEW TAX BILLS TO NEW OWNERS:

SHERRY ROBERTS & DANNY ROBERTS
2623 WOODYHILL DRIVE
NASHVILLE, TENNESSEE 37207

THIS INSTRUMENT PREPARED BY:

Karen Johnson Davidson County
Batch# 990714 DEEDQC
04/11/2023 02 32 03 PM 2 pgs
Fees $12 00 Taxes $0 00
20230411-0026595

WALKER & G
122 6TH AVENUE WEST
SPRINGFIELD, TENNESSEE 37172

MAP: 071 04 0 PARCEL:28.00
ADDRESS: 2623 WOODY HILL DRIVE
NASHVILLE, TENNESSEE 37207

EXECUTOR'S DEED

THIS INSTRUMENT made and entered into on this the 6th day of April, 2023, by and between **PAM LUKER**, Executor of the Estate of **RUBY GERALDINE ROBERTS**, hereinafter called the PARTY OF THE FIRST PART, and **SHERRY ROBERTS and DANNY ROBERTS,** hereinafter called the PARTIES OF THE SECOND PART;

WITNESSETH:

In accordance with the terms and conditions of the probate of the Estate of **RUBY GERALDINE ROBERTS**, Davidson County Chancery Court **DOCKET NUMBER 21P1649**, Office of the Clerk and Master, Robertson County, Tennessee, a copy of the Order Appointing Executor which is attached hereto, the **PARTY OF THE FIRST PART**, conveys and quit-claims unto the **PARTIES OF THE SECOND PART** the following the described tract of land, situated in the District of Davidson County, Tennessee, more particularly described as follows, to-wit:

Being Lot Number 229 on the Plan of final Plan of Joywood Heights, Section II, of record in Plat Book 1130 at page 92, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to Wilburn A. Roberts and wife, Ruby G. Roberts, deed from Estelle Ragan Camp, a widow filed for record in Record Book 7758 Page 141, Register's Office for Davidson County, Tennessee. This conveyance is made pursuant to a Holographic Will made by Ruby Geraldine Roberts. The said Ruby Geraldine Roberts, died on January 1, 2021, testate. Daughter, Pam Luker appointed Executrix and Personal Representative of the Estate of Ruby Geraldine Roberts, on October 27, 2021, by the Davidson County Chancery Court – Probate Division, said Estate being enumerated by Docket #21P1649.

This conveyance is subject to taxes for the year 1989 and subsequent years, easements and restrictive covenants of record.

THIS CONVEYANCE IS SUBJECT TO Any and all restrictions, easements, encumbrances and conditions of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said premises to said **PARTIES OF THE SECOND PART,**

their heirs and assigns forever.

And to said **PARTY OF THE FIRST PART**, and their Heirs, Executors and Administrators does hereby covenant with the said **PARTIES OF THE SECOND** their heirs and assigns that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, that said premises are free from all encumbrances, and that he will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the **PARTY OF THE FIRST PART**, has hereunto set their hand and seal as of the day and year first above written.

Pam Luker

PAM LUKER,
EXECUTOR / PERSONAL REPRESENTATIVE

STATE OF TENNESSEE
COUNTY OF ROBERTSON

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED **PAM LUKER,** THE BARGAINOR, WITH WHOM I AM PERSONALLY ACQUAINTED (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE), AND WHO ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES AND CONSIDERATIONS THEREIN CONTAINED.

WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS THE 6th DAY OF APRIL, 2023.

Tammy R. Eden

NOTARY PUBLIC
MY COMMISSION EXPIRES: 8-18-2026

TAMMY R. EDEN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

I, OR WE, HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER, OR VALUE OF PROPERTY OR INTEREST IN PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS $0, WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE AMOUNT WHICH THE PROPERTY OR INTEREST IN PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF APRIL, 2023.

Tammy R. Eden

NOTARY PUBLIC OR REGISTER
MY COMMISSION EXPIRES: 8-18-2026

TAMMY R. EDEN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY