THIS INSTRUMENT PREPARED BY.
JORDAN B. OSBORN, ESQ.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 EAST COLLEGE STREET, SUITE 200
DICKSON, TENNESSEE 37055

Karen Johnson Davidson County
Batch# 995807 DEEDWARR
04/25/2023 09 22 20 AM 2 pgs
Fees $12 00 Taxes $0 00
20230425-0030236

Based on the information provided by the parties, no title search was requested or performed

EXECUTOR'S DEED

PURSUANT TO THE LAST WILL AND TESTAMENT OF DENISE LOUISE WEISS KELLEY, I, BRANDON KEITH KELLEY, Executor of the Estate of DENISE LOUISE WEISS KELLEY, deceased, acting under and by virtue of the authority vested in me by the terms of the Last Will and Testament of DENISE LOUISE WEISS KELLEY, of record in Docket No. 23P-44, in the Office of the Probate Court of Davidson County, Tennessee, and by the provisions of said Last Will and Testament, have bargained and sold, and by these presents do transfer and convey unto BRANDON KEITH KELLEY, his heirs and assigns, a certain tract or parcel of land as follows:

> A certain tract or parcel of land in Davidson County, Tennessee, being Apartment Unit No. 165 of Heritage Village Condominiums created under Title 66, Section 27-101, et. seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 4758, Page 179 as amended in Book 4808, Page 829, Book 5102, Page 383 and Book 6380, Page 989, and further supplemented and amended by Instrument of record in Book 6484, Page 287, 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 said Master Deed as supplemented and amended. Reference is here made to the Plat of Heritage Village Condominiums set forth as "Exhibit A" of said supplement and amendment to Master Deed, for a more complete identification and description of such Unit.
>
> Being the same property conveyed to Denise W. Kelley, unmarried, by deed from Sara Rogers, Executrix of the Estate of Sara T. Burton, dated November 22, 2005, and of record in Instrument No. 20051129-0143528, in the Register's Office of Davidson County, Tennessee.
>
> This is improved property known as 165 Heritage Trace Drive, Madison, TN 37115.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said BRANDON KEITH KELLEY, his heirs and assigns, forever. And I do covenant with the said BRANDON KEITH KELLEY that as such Executor I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And I do further covenant and bind myself, my successors and representatives, that as such Executor, but not further or otherwise, I will warrant and forever defend the title to said land to the said BRANDON KEITH KELLEY, his heirs and assigns, against the lawful claims of all persons

whomsoever.

WITNESS MY HAND this 24th day of April, 2023.

ESTATE OF DENISE LOUISE WEISS KELLEY

BY. _____
BRANDON KEITH KELLEY, Executor

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, BRANDON KEITH KELLEY, Executor of the Estate of DENISE LOUISE WEISS KELLEY, deceased, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 24th day of April, 2023.

_____
NOTARY PUBLIC

TALMAGE M WOODALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMMONSSION EXPIRES 12-5-2027

My Commission Expires: 12-5-2027

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is $ 0, this being a transfer incident to the distribution of the estate of DENISE LOUISE WEISS KELLEY, pursuant to his Last Will and Testament.

_____
Affiant

Sworn to and subscribed to before me this 24th day of April, 2023.

_____
Notary Public

My Commission Expires: 12-5-2027

TALMAGE M WOODALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMMONSSION EXPIRES 12-5-2027

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Map 042-11-B
Parcel 045.00

ADDRESS OF NEW OWNERS AND SEND TAX BILLS TO:
BRANDON KEITH KELLEY
1396 Taylor Town Road
White Bluff, TN 37187