Karen Johnson Davidson County
Batch# 997278 DEEDWARR
04/28/2023 08:22:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230428-0031259

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (WLH)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

EXECUTOR'S DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Diane Louise Sprow 405 Westview Avenue Nashville, TN 37205	same	091 07 0 003.00

WHEREAS, Robert Fletcher Lance, Jr. (the "Decedent") died on June 9, 2021, and Decedent's Last Will and Testament, dated July 30, 1999, was admitted to probate on July 27, 2021, at Docket No. 21P1411 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) (the "Will"); and

WHEREAS, Diane S. Lance, being one and the same person as Diane Louise Sprow, is the duly appointed Executor (the "Executor") of the Decedent's Estate (the "Estate") under the Will; and

WHEREAS, the Executor desires to convey all of the Decedent's right, title and interest in and to certain real property located in Davidson County, Tennessee, and any improvements thereon, described on **Exhibit A** attached hereto and incorporated herein by this reference (the "Property") to Diane Louise Sprow, being one and the same person as Diane S. Lance, the surviving spouse of Robert Fletcher Lance, Jr. and sole beneficiary under the Will, in order to settle matters of the Estate in accordance with the terms of the Will.

NOW, THEREFORE, in consideration of the foregoing premises and no other monetary consideration, the Executor hereby transfers, and conveys all of the Executor's right, title and interest in the Property to Diane Louise Sprow, being one and the same person as Diane S. Lance, the surviving spouse of Robert Fletcher Lance, Jr. and sole beneficiary under the Last Will and Testament of Robert Fletcher Lance, Jr. (the "Beneficiary").

This is improved property known as 5310 Pennsylvania Avenue, Nashville, Tennessee 37209.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Beneficiary, its successors and assigns, forever; and the Executor hereby transfers, assigns, and sets over unto the Beneficiary, all of the Estate's right, title and interest in the said Property with full benefit of the Executor's warranties to the maximum extent that she can or should do as Executor, but not further or otherwise.

IN WITNESS WHEREOF, the Executor has executed this instrument this 19th day of April, 2023.

Diane S. Lance, Executor
Estate of Robert Fletcher Lance, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Diane S. Lance, who upon oath acknowledged that she is the Executor of the Estate of Robert Fletcher Lance, Jr., deceased (the "Estate"), the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 19th day of April, 2023.

Notary Public

My Commission Expires: 09/02/2024

MARY SUZANNE EASH
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
09/02/2024
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. 67-4-409(a)(1)(C)(iv).

Diane S. Lance, Affiant

Subscribed and sworn to before me this 19th day of April, 2023.

Notary Public

My Commission Expires: 09/02/2024

EXHIBIT A

Being Lot No. 1223 and the Westerly 15 feet of Lot Number 1221, Block 39, Plan 2, West Nashville, as of record in Book 57, Page 172, Register's Office for Davidson County, Tennessee.

Said Lot and part of Lot adjoin and front together 50 feet on the Northerly side of Pennsylvania Avenue and run back between parallel lines, Lot No. 1223 running back along the East margin of 54th Ave. North, 150 feet to an alley.

Being the same property conveyed to Richard Fletcher Lance aka Robert Fletcher Lance, a married man, by Quitclaim Deed dated February 26, 2019, from NIWOT Partners, LLC, of record in Instrument No. 20190417-0035477, in the Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 5310 Pennsylvania Avenue, Nashville, Tennessee 37209.

CERTIFICATE OF AUTHENTICITY

I, William L. Harbison, 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 April 19, 2023.

William L. Harbison

4/27/2023

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 27th day of April, 2023.

Notary Public

My Commission Expires: 7/7/2025



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