This instrument prepared by:

JOHN R. REYNOLDS (#2522)
Attorney at Law
Suite 2702, The Office Tower
611 Commerce Street
P. O. Box 190481
Nashville TN 37219-0481
Tel: (615) 256-2694
Fax: (615) 256-2361

Karen Johnson Davidson County
Batch# 998381 DEEDWARR
05/02/2023 08 28 02 AM 5 pgs
Fees $27 00 Taxes $0 00
20230502-0032247

NOTE TO REGISTER: Upon recording, please return the recorded instrument to: HOWARD M. SKIPWORTH, Attorney at Law, P.O. Box 489 Joelton, TN 37080

Address New Owner(s) as follows: **MARY LINDA BREWER, 6340 Old Hickory Boulevard, Whites Creek, TN 37189**

Name and Address of the person or entity responsible for payment of real property taxes: **SAME**

Map/Parcel No. 03900001300

PERSONAL REPRESENTATIVE DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, JAMES E. BREWER. died 07 March 2022, and his estate is being **administered in** the **Seventh Circuit Court (Probate Division), Davidson** County, Tennessee, Case No. 22P-1011; and

WHEREAS, JAMES E. BREWER died intestate and Letters of Administration were issued to his daughter, **MARY LINDA BREWER**, who is the sole heir and beneficiary of the intestate Estate of **JAMES E. BREWER**, deceased, and **HOWARD M. SKIPWORTH, Attorney**, as Co-Personal Representatives under Case No. 22P-1011, **Seventh Circuit** Court (Probate Division), Davidson County, Tennessee; and

WHEREAS, MARY LINDA BREWER and **HOWARD M. SKIPWORTH** are the duly appointed Co-Personal Representatives of the Estate of **JAMES E. BREWER**, deceased, under Letters of Administration issued 10 June 2022;

NOW THEREFORE, for and in consideration of the foregoing and other good and valuable considerations, the receipt and adequacy of which are hereby acknowledged, and as evidence of the inheritance of

the Real Property hereinafter described to **MARY LINDA BREWER**, the undersigned, **MARY LINDA BREWER** and **HOWARD M. SKIPWORTH**, Co-Personal Representatives of the Estate of **JAMES E. BREWER**, deceased, hereinafter referred to as Grantor, has bargained and sold and by these presents does hereby transfer and convey to **MARY LINDA BREWER**, her heirs and assigns, hereinafter referred to as Grantee, that certain tract or parcel of land located in **Davidson County**, **Tennessee**, and being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is **(X) improved** ( ) **unimproved** Real Property located at and known as **6340 Old Hickory Boulevard, Whites Creek, Davidson County, Tennessee 37189.**

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, **MARY LINDA BREWER**, her heirs and assigns, forever; and Grantor does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as shown herein. Grantor does further covenant and bind herself/her heirs and representatives, to warrant and forever defend the title to said land to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

Grantor and Grantee are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has executed this Executor's Deed on the 28th day of April 2023.

Mary Linda Brewer
MARY LINDA BREWER, Co-Personal Representative of the Estate of **JAMES E. BREWER**, deceased.

Howard M. Skipworth
HOWARD M. SKIPWORTH, Co-Personal Representative of the Estate of **JAMES E. BREWER**, deceased.

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, the within named **MARY LINDA BREWER**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Co-Personal Representative of the Estate of **JAMES E. BREWER**, deceased, the within named Grantor, and that she as such Co-Personal Representative executed the foregoing Executor's Deed for the purposes therein contained, by signing her name as Co-Personal Representative.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of April 2023.

BONNI K. SKIPWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 10-2-2023

Notary Public

My commission expires: _____

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, the within named **HOWARD M. SKIPWORTH**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Co-Personal Representative of the Estate of **JAMES E. BREWER**, deceased, the within named Grantor, and that he as such Co-Personal Representative executed the foregoing Executor's Deed for the purposes therein contained, by signing his name as Co-Personal Representative.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of April 2023.

BONNI K. SKIPWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 10-2-2023

Notary Public

My commission expires: _____

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

The actual consideration or value, whichever is greater, for this transfer, is $ 0

Linda Brewer Affiant

Subscribed and sworn to before me this 28th day of April

Notary Public

My commission expires

RONNI KESHWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 10-2-2023

This Deed is evidence of distribution of the described Real Property to **MARY LINDA BREWER** who is the sole heir and beneficiary of the intestate Estate of **JAMES E. BREWER**, deceased and is exempt from any recordation tax pursuant to **Tennessee Code Annotated, section 67-4-409 (a) (3) (D).**

EXHIBIT A

6340 Old Hickory Boulevard,
Whites Creek, Davidson County, Tennessee 37189

Map/Parcel No. 003900001300

Being Tract No. 1 on the Plat showing the Subdivision of W. F. Seat Property, described according to a survey made by Hickerson & Johnson, Engineers, dated June 5, 1962, revised Dec. 26, 1962, as follows:

Beginning at a point in the center of Old Hickory Boulevard, at the northwest corner of the property conveyed to Johnnie Woelk and wife, as of record in Book 3498, page 616, Register's Office for said County; thence along Woelk's line, south 65°32' east 251 feet more or less to a point in the westerly margin of the Gardner property, being also the easterly line of the W. F. Seat property; thence with the same, north 1°04' west 280.6 feet to a point in Old Oakland Road; thence with the Road, south 82°30' west 138.5 feet to a point in the center of Old Hickory Boulevard; thence with the center of the same, southwestwardly 185 feet to the point of beginning, containing 1 ± acre, more or less.

Being part of the property conveyed to Sue T. Viaches, for her sole and separate use, by deed from W. F. Seat and wife, as of record in Book 3399, page 427, said Register's Office.

This conveyance is made subject to that portion of the premises embraced within the bounds of any roads or highways.

Being the same property conveyed to James Elvin Brewer, Jr., and wife, Mary Evelyn Brewer, by deed from Sue J. Viaches and shown of record in Book 4131, age 754, Register's Office for Davidson County, Tennessee.

The said Mary Evelyn Brewer died 18 May 2011

The said James Elvin Brewer, Jr., died intestate 07 May 2022, leaving his only heir at law, Mary Linda Brewer. See Case No. 22P-1011, Seventh Circuit Court (Probate Division), Metropolitan Nashville and Davidson County, Tennessee.

James Elvin Brewer Jr., James E. Brewer, Jr. and James Edward Brewer, Jr. were one and the same person.