Karen Johnson Davidson County
Batch# 1000927 DEEDWARR
05/09/2023 08 20 46 AM 2 pgs
Fees $12 00 Taxes $0 00
20230509-0034363

THIS INSTRUMENT PREPARED BY·
Equitus Law Alliance, PLLC
709 Taylor Street
P O Box 280240
Nashville, Tennessee 37228

FROM Glenn Maurice Ferguson, Executor of the Estate of William Frierson Maddin Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 22P1122 ("GRANTOR")

TO Emily F Gregory ("GRANTEE")

ADDRESS OF NEW OWNER	SEND TAX BILLS TO·	MAP/PARCEL·
Emily F. Gregory 412 Owendale Drive Antioch, TN 37013	Emily F. Gregory 412 Owendale Drive Antioch, TN 37013	2D-39222 150-5 44

EXECUTOR'S DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100s Dollars ($10 00), cash in hand paid, Glenn Maurice Ferguson, Executor of the Estate of William Frierson Maddin, has bargained and sold, and by these presents does transfer and convey unto Emily F Gregory, her heirs, successors, and assigns, all of his right, title and undivided interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit.

LAND in the Second Civil District of Davidson County, Tennessee, being Lot No 202 on the Plan of Cherry Hills, Section II, as of record in Book 3700, page 143, Register's Office for said County

SAID Lot No 202 fronts 80 feet on the easterly margin of Owendale Drive and extends back 139 82 feet on the northerly line and 141 33 feet on the southerly line to a dead line in the rear on which it measures 85 33

Being the same property conveyed to William F. Maddin (deceased) and Judith P Ferguson (deceased), by deed of record in Book 5397, page 497, Register's Office for Davidson County, Tennessee

This is improved property located at 412 Owendale Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Emily F Gregory, her heirs, successors, and assigns, forever, in fee simple

GRANTOR covenants with GRANTEE that he has done nothing to impair the title as received by GRANTOR during the time of the administration of the estate, and he will warrant and defend the title against the lawful claims of all persons claiming by or through them in their representative capacity, but not further or otherwise

WITNESS my hand, this 4 day of May, 2023

THE ESTATE OF WILLIAM FRIERSON MADDIN

Glenn Maurice Ferguson, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said State and County aforesaid, personally appeared Glenn Maurice Ferguson, Executor of The Estate of William Frierson Maddin, the bargainor, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this the 4th day of May, 2023

Notary Public

My Commission Expires 1/4/2027

SUSAN F. CLYNES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration of value for this transfer is $0 00.

Affiant

Subscribed and sworn to before me this 4th day of May, 2023

Notary Public

My Commission Expires. 1/4/2027

SUSAN F. CLYNES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY