This instrument prepared by:
(And return to:)

Grissim Title & Escrow, LLC
1222 17th Avenue S.
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 1005058 DEEDWARR
05/18/2023 11:47:15 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230518-0037352

EXECUTRIX DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Jennie Blackwell 137 Cumberland Trace Nashville, TN 37214	SAME	073160A13700CO

This instrument has been prepared by information provided by the parties
No title search was conducted and no representations regarding title have been made by the Drafter

Whereas, **Lisa Carol Blackwell Miller, the Executrix of the the Estate of Diana Lynn Blackwell,** deceased, **Lisa Carol Blackwell Miller acting as the Executrix of the the Estate of Diana Lynn Blackwell,** (the "Grantor") for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, and in connection with the distribution and closing of the Estate of Diana Lynn Blackwell, the decedent's will having been duly admitted to probate in Davidson County, Tennessee, bearing Probate Docket No.: 23P–212, in the Probate Court Clerk's Office for said County, hereby transfers and conveys unto **Jennie Blackwell,** (the "Grantee") her successors and assigns, all of her right, title and interest in and to a certain parcel of land in **Davidson** County, Tennessee, described herein below.

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 137 on the Plan of Cumberland Trace of record in Plat Book 5200, Page 724, together with an undivided membership in the Cumberland Trace Homeowner's Association, all as described in Book 6218, Page 528 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Diana Robinson, a single woman, by deed from Freda M. Fowlkes, unmarried, of record in Instrument No. 20200324-0031986, dated March 23, 2020 and recorded March 24, 2020, Register's Office for Davidson County, Tennessee. Diana Robinson a/k/a Diana Lynn Blackwell Robinson having since died testate December 28, 2022 and pursuant to her Last Will and Testament filed January 31, 2023 as Docket No. 23P212 in the Seventh Circuit Court for Davidson County, Tennessee Probate Division, Lisa Carol Blackwell Miller was appointed as Executrix; and the heirs-at-law are Jennie Blackwell, Joseph Steven Blackwell, Thomas Mitchell Blackwell, John Sanders Blackwell and Lisa Carol Blackwell Miller. Under the Third Item Subparagraph "B" of the Last Will and Testament of Diana Lynn Blackwell Robinson, property was vested in Jennie Blackwell, Mother, as heir-at-law under Tennessee intestate succession, TCA 31-2-104, as established under the language of the Last Will and Testament of Diana Lynn Blackwell Robinson, deceased.

The legal description provided herein is intended to be exactly the same as in the prior recorded deed.

This is improved property known as: 137 Cumberland Trace, Nashville, TN 37214

TO HAVE AND TO HOLD said tract/parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee(s), their heirs, successors and assigns, forever; and Grantor does covenant with said Grantee(s) that Grantor 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 otherwise herein set out. Grantor does further covenant and bind herself, her heirs, successors and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hands this 17th day of May, 2023.

Estate of Diana Lynn Blackwell

Lisa Carol Blackwell Miller Executrix

GRANTOR - **Lisa Carol Blackwell Miller, Executrix**
For the Estate of Diana Lynn Blackwell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, **Lisa Carol Blackwell Miller,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Executrix of the Estate of Diana Lynn Blackwell, the maker, and is authorized by the maker to execute this instrument on behalf of the maker, The Estate of Diana Lynn Blackwell, by Lisa Carol Blackwell Miller, Executrix.

Witness my hand and official seal on this the 17th day of May, 2023.

JOHN CHARLES ROSSELOT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $ 0.00 .

Affiant

Subscribed and sworn before me this 17th day of May, 2023.

JOHN CHARLES ROSSELOT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

NOTARY PUBLIC
My Commission Expires: