This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
Suite 114, Center 615
615 Main Street
P. O. Box 190481
Nashville TN 37219-0481
Tel: (615) 256-2694
Fax: (615) 256-2361

NOTE TO REGISTER: Upon recording, please return the recorded instrument to: JOHN R. REYNOLDS, Attorney at Law, Suite 114, Center 615, 615 Main Street, P. O. Box 190481, Nashville TN 37219-0481.

Address New Owner(s) as follows: **MONICA KEOGH WHITE, etal, 219 Blanchard Place, Nashville, TN 37214**

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

Map/Parcel No. 09504013800

PERSONAL REPRESENTATIVES DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS GERALD D. KEOGH died 15 January 2023, and his Estate is being administered presently in the Seventh Circuit Court (Probate Division), Davidson County, Tennessee, Case No. 23P377; and

WHEREAS GERALD D. KEOGH was predeceased by his wife, **NELL KATHERINE BYRNE KEOGH**, on 11 September 2020;

WHEREAS GERALD D. KEOGH left a paperwriting dated **17 May 2010**, purporting to be his Last Will and Testament and that paperwriting was admitted to probate on 23 March 2023, as his Last Will and Testament; and

WHEREAS MONICA KEOGH WHITE and **MARILYN K. BIFFLE** are the duly appointed and acting Co-Personal Representatives of the Estate of **GERALD D. KEOGH**, deceased, under Letters Testamentary issued 23 March 2023;

Karen Johnson Davidson County
Batch# 1009263 **DEEDWARR**
05/31/2023 10 00 49 AM 5 pgs
Fees $27 00 Taxes $0 00

20230531-0040865

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 devise of the Real Property hereinafter described to **MONICA KEOGH WHITE, MARILYN K. BIFFLE, GERALD D. KEOGH, II**, and **EDWARD MICHAEL KEOGH**, as Residual Legatees in the Last Will and Testament of **GERALD D. KEOGH** admitted to probate, the undersigned, **MONICA KEOGH WHITE** and **MARILYN K. BIFFLE**, Co-Personal Representatives of the Estate of **GERALD D. KEOGH**, deceased, hereinafter sometimes referred as Grantors, have bargained and sold and by these presents do hereby transfer and convey to **MONICA KEOGH WHITE, MARILYN K. BIFFLE, GERALD D. KEOGH, II**, and **EDWARD MICHAEL KEOGH**, their heirs and assigns, hereinafter sometimes referred as Grantees, as tenants in common 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. The description is from the previous conveyance.

This is **(x) improved** ( ) **unimproved** Real Property located at and known as 219 Blanchard Place, Davidson County, Tennessee 37214.

Grantor and Grantees are used for singular or plural as the context requires.

IN WITNESS WHEREOF, Grantors have executed this Executor's Deed on the 26th day of May 2023.

Monica Keogh White

MONICA KEOGH WHITE, Co-Personal Representative of the Estate of **GERALD D. KEOGH**, deceased.

Marilyn K. Biffle

MARILYN K. BIFFLE, Co-Personal Representative of the Estate of **GERALD D. KEOGH**, 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 **MONICA KEOGH WHITE**, 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 **GERALD D. KEOGH**, 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 26th day of May 2023.

Notary Public

My commission expires: 09082025

JOHN R. REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

COUNTY OF **DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, the within named **MARILYN K. BIFFLE**, 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 **GERALD D. KEOGH**, 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 26th day of May 2023.

Notary Public

My commission expires: 09082025

JOHN R. REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

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

The actual consideration or value, whichever is greater, for this transfer, is **$320,000.00**.

Monica Keogh White Affiant

Subscribed and sworn to before me
this 26th day of May 2023.

Notary Public

My commission expires 09082025

JOHN R. REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

This Deed is evidence of the distribution of the described Real Property to **MONICA KEOGH WHITE**, **MARILYN K. BIFFLE**, **GERALD D. KEOGH, II**, and **EDWARD MICHAEL KEOGH**, who are legatees under the Last Will and Testament of **GERALD D. KEOGH**, deceased and is exempt from any recordation tax pursuant to **Tennessee Code Annotated, section 67-4-409 (a)(3)(D)**.

EXHIBIT A

219 Blanchard Place,
Nashville, Davidson County, Tennessee 37214

Map/Parcel No. 09504013800

Being Lot No. 60 on the Map of Evn-Mor Heights, as shown of record in Book 1426, page 149, Register's Office for said county.

Said lot No. 60 fronts 127 feet on the easterly side of Blanchard Place as measured around a curve, and runs back between lines 187.34 feet on the North line and 179.76 feet on the Southeasterly line to a dead line in the rear on which it measures 24.26 feet.

And being the same property conveyed to Gerald D. Keogh and wife, Nell Katherine Byrne Keogh, by Deed from E.S. Evans, Incorporated, shown of record in Book 1879, page 211, Register's Office for Davidson County, Tennessee.