Karen Johnson Davidson County
Batch# 1011238 DEEDWARR
06/05/2023 02 42 12 PM 3 pgs
Fees $17 00 Taxes $0 00
20230605-0042497

Name & Address of New Owner
Scot Bruce
3420 Chippenham Circle
Birmingham, AL 35242

Map & Parcel No. 052–12–0–021.00

Send Tax Bills To
Same

EXECUTOR DEED

THIS INSTRUMENT is made and entered into on the 28 day of April, 2023, by and between **Scot Bruce, Executor of the Estate of Wilma Bruce**, (Grantor) and **Scot Bruce, in his individual capacity as sole beneficiary of the Estate of Wilma Bruce**, (Grantee).

Wilma Bruce died on August 9, 2022, leaving a will dated July 23, 2007. The will was admitted to probate on January 31, 2023, in the Probate Court of Davidson County, Tennessee. Scot Bruce was appointed Executor and duly qualified. All debts of Wilma Bruce have been paid.

The Executor by signing this deed releases any right the Executor has to recover this property in the event of the subsequent insolvency of this estate. In accordance with the provisions of the will of Wilma Bruce, Grantor, as Executor, hereby conveys, transfers, remises, releases, relinquishes unto Grantee, Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to the following described real property having an address of 718 Nix Pass, Madison, TN 37115:

> Land in Davidson County, Tennessee, being Lot No. 5 on the Map of Marlin Meadows, Section No. I, as of record in Book 1835, page 108, Register's Office for said County.

The above-described real property is improved property.

SOURCE of Grantor's interest in the above-described real property is a quitclaim deed recorded as Instrument No. 20160121-0006060 Register's Office of Davidson County, Tennessee on January 21, 2016, and, prior to said quitclaim deed, a deed recorded in Book 2083, Page 51 Register's Office of Davidson County, Tennessee on May 20, 1952.

This conveyance is made subject to all easements and/or restrictions either recorded or by prescription that a complete title search may reveal.

TO HAVE AND TO HOLD said real estate, with all its appurtenances, to Grantee, his successors and assigns, forever with full power to sell, lease, transfer, convey or otherwise deal said real estate. Subject to the terms and conditions and matters as shown on the aforementioned plat of record, I, as Executor only, do covenant with the said Grantee, that I, as the Executor only, are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered.

And I, as Executor only, do further covenant and bind myself and representatives, to warrant and forever defend the title to said land to the said Grantee, his successors, and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I sign this deed on the 28 day of April, 2023

Scot A Bruce

Scot Bruce,
Executor of the Estate of Wilma Bruce

STATE OF Alabama)
COUNTY OF Jefferson)

On the 28th day of April, 2023, **Scot Bruce, Executor of the Estate of Wilma Bruce**, signed or acknowledged this document, personally appearing before me, the undersigned notary public, proving, on the basis of satisfactory evidence, to be the person who appeared before me.

[SEAL]

JOSHUA WILLIAM HAINES NOTARY PUBLIC ALABAMA STATE AT LARGE My Comm Expires Mar 2, 2026

Notary Public
My Commission Expires: March 2nd 2026

****

STATE OF Alabama)
COUNTY OF Jefferson)

The actual consideration for this transfer is $-0-.

Scott Boone
Affiant

Subscribed and sworn before me, a notary public, on the 28th day of April, 2023.

JOSHUA WILLIAM HAINES NOTARY PUBLIC ALABAMA STATE AT LARGE [SEAL] My Comm Expires Mar 2, 2026

Notary Public
My Commission Expires: March 2nd 2026

****

Prepared By PARKER, TOY & ASSOCIATES, PLLC, 745 S. Church St, #240, Murfreesboro, TN 37130