Return To
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217 14863

Karen Johnson Davidson County
Batch# 1012487 DEEDWARR
06/08/2023 09 08 05 AM 2 pgs
Fees $13 00 Taxes $1,226 74

20230608-0043525

# EXECUTOR DEED

KASEY KELCHNER
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $331,550 00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 06/07/2023 6/7/23

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

**THIS INSTRUMENT PREPARED BY**
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-3724

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO **If left blank please use the address of the new owner** | MAP-PARCEL |
|---|---|---|
| **Nawas Hussein** 4701 Timberhill Dr Nashville TN 37211 | new owner | 147-08-0-128 |
| ~~3731 Faulkner Drive~~ | | |
| ~~Nashville, TN 37211~~ | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**Terri E. McMillin, Executor of the Estate of Fred W. McMillin**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Nawas Hussein**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT·

Land in Davidson County, Tennessee, being Lot No 99 on the Plan of Hillbrook Subdivision, Section III, as of record in Book 3300, page 84, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Fred W. McMillin, by deed from Wanda Harbin Bowman, unmarried, dated 07/09/2003, recorded 07/16/2003, of recorded in Instrument Number 20030716-0099508, of the Public Records of Davidson County, Tennessee

Fred W McMillin, having died on May 9, 2022, his interest in said property being conveyed pursuant to, and as authorized by, the terms of his Last Will and Testament of record in Case No. 22P1275, Circuit Court (Probate Division) for Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 3731 Faulkner Drive Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that GRANTOR, in his capacity as EXECUTOR (and not individually) is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out, and that GRANTOR, in his capacity as EXECUTOR (and not individually) does further covenant and bind himself to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

✓Terri E McMillin Executor of last Will + Testament of Fred W. McMillin

**Terri E. McMillin, Executor of the Last Will and Testament of Fred W. McMillin**

**STATE OF TENNESSEE**

**COUNTY OF Davidson**

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Terri E. McMillin, Executor of the Estate of Fred W. McMillin, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who acknowledged that he/she executed this instrument for the purposes contained therein, being authorized to do so by the terms of the Last Will of Fred W. McMillin.

Witness my hand and official seal, this June 7, 2023

Cheryl D. Bolander

Notary Public

My Commission Expires 9/20/2025

CHERYL D BOLANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**File #: 2023-3724**

**RECORD & RETURN TO:**

**CLOSED NASHVILLE, LLC**

**278 Franklin Road, Suite 160**

**Brentwood, TN 37027**