SEND NEW TAX BILLS TO NEW OWNERS:

DEBORAH KNIGHT
2264 TOM AUSTIN HWY
GREENBRIER, TN 37073

MAP: 22 PARCEL: 50.00

THIS INSTRUMENT PREPARED BY:

WALKER & GARNER, ATTORNEYS
122 6TH AVENUE WEST
SPRINGFIELD, TENNESSEE 37172

EXECUTOR'S DEED

THIS INSTRUMENT made and entered into on this the 5th day of May, 2023, by and between **DEBORAH KNIGHT**, Executrix of the Estate of **MILDRED LORENE ANDERSON**, hereinafter called the PARTY OF THE FIRST PART, and **DEBORAH KNIGHT**, hereinafter called the PARTY OF THE SECOND PART;

WITNESSETH:

In accordance with the terms and conditions of the probate of the Estate of **MILDRED LORENE ANDERSON**, Robertson County Chancery Court **DOCKET NUMBER CH22-CV-514**, Office of the Clerk and Master, Robertson County, Tennessee, a copy of the Order Appointing Executrix which is attached hereto, the **PARTY OF THE FIRST PART**, conveys and quit-claims unto the **PARTY OF THE SECOND PART** the following described tract of land, situated in the 4th Civil District of Davidson County, Tennessee, more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Tract #1 on the survey by Ernest Parker Hall, dated February 10, 1989, as follows:

Being a tract or parcel of land lying in the 14th civil district of Davidson County, Tennessee and being a part of the Richard Raymond Warren Property as recorded in Deed Book 1710, page 556, R.O.D.C. and lying on the North and South side of Clay Lick Road and being described as follows.

Beginning at an iron rod on the Northerly side of Clay

Karen Johnson Davidson County
Batch# 1017660 DEEDQC
06/22/2023 09 56 28 AM 6 pgs
Fees $32 00 Taxes $0 00
20230622-0047312

Lick Road, being the Southeast corner of the J.P. Buck property as of record in Deed Book 5362, page 210, and the Southwest corner of the herein described portion of Lot 1 on the North side of Clay Lick Road; thence South 83 deg. 05' 06" East 440.15 feet to an iron rod in the North margin of Clay Lick Road and being 16.5 feet from the centerline of said road; thence running with said margin North 81 deg. 37' 44" East 216.63 feet to a point of curvature; thence continuing with said margin and with a curve to the right having a radius of 573.2651 feet for a distance of 110 feet to an iron rod; thence leaving said margin North 2 deg. 37' 23" East 150 feet to an iron rod; thence north 38 deg. 48' 35" East 1329.70 feet to an iron rod in the right-of-way of Interstate 24; thence with the said R.O.W. and fence North 59 deg. 20' 14" West 137.22 feet to an iron rod; thence continuing with the fence but not conforming to the State Plans for Project I-24-9(2)32 North 75 deg. 26' 54" West 279.35 feet to an iron rod; thence leaving the said right-of-way and then running with an old fenceline, being the South boundary of Mangum property, North 83 deg. 52' 07" West 45.24 feet to an iron rod being the Northeast corner of the said Buck property; thence running with said Buck's East boundary South 12 deg. 19' 19" West 635.35 feet to an iron rod; thence South 32 deg. 24' 54" West 158.40 feet to an iron rod; thence South 58 deg. 24' 54" West 165 feet to an iron rod; thence South 68 deg. 24' 54" West 346.5 feet to an iron rod; thence South 54 deg. 24' 54" West 595.82 feet to the point of beginning and containing 11.53 acres more or less.

Also included in Lot #1 is a small portion of land lying on the South side of said Clay Lick Road and is described as follows:

Beginning at an iron rod in the South margin of said road and being South 83 deg. 05' 06" East 565.32 feet from the original starting point for the North portion of Lot #1 as previously described; thence running with said margin and being 16.5 feet from the centerline of Clay Lick Road North 81 deg. 37' 44" East 95.89 feet to a point of curvature; thence continuing with said margin and along a curve to the right having a radius of 540.2651 feet for a distance of 103.67 feet to an iron rod; thence leaving said margin South 2 deg. 37' 23" West 43.0 feet to an iron rod; thence North 83 deg. 05' 06" West 197.72 feet to the point of beginning and containing 0.11 acres more or less. Said tract containing 11.64 acres more or less.

BEING the same property conveyed to MILDRED ANDERSON and husband, EVERTT ANDERSON (deceased), on April 10, 1989, by deed from Robert F. Spann, Trustee, in a deed of record which is recorded in Deed Book 7829, Page 57, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO Any and all restrictions, easements, encumbrances and conditions of record in the Register's Office for Robertson County, Tennessee.

And to said **PARTY OF THE FIRST PART**, and his Heirs, Executors and Administrators does hereby covenant with the said **PARTY OF THE SECOND** his heirs and assigns that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, that said premises are free from all encumbrances, and that he will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the **PARTY OF THE FIRST PART**, has hereunto set his hand and seal as of the day and year first above written.

Deborah Knight

DEBORAH KNIGHT,
EXECUTRIX/PERSONAL REPRESENTATIVE

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DEBORAH KNIGHT,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this the 5th day of May, 2023.

TAMMY R EDEN STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Tammy R. Eden
Notary Public
My commission expires: 8-18-2026

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is $ 0.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED and SWORN to before me, this the 5th day of May, 2023.

Tammy R. Eden
Notary Public or Register
My commission expires: 8-18-2026

TAMMY R. EDEN STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

received
12/5/2022

FILED
CLERK & MASTER ROBERTSON CO. TN
DEC 12 2022
AT 9:30 O'CLOCK A M
BY JON T. GRAVES

IN THE CHANCERY COURT FOR ROBERTSON COUNTY, TENNESSEE
AT SPRINGFILED

RE: ESTATE OF MILDRED LORENE ANDERSON

PETITIONERS: DEBORAH KNIGHT No. CH 22 CV 514

ORDER ADMITTING WILL TO PROBATE

THIS CAUSE came on to be heard on this the 12 day of December, 2022, before the Honorable Benjamin K. Dean, Chancellor of the Chancery Court for Robertson County, Tennessee, upon the Petition heretofore filed, the exhibit and Affidavits of attesting witness heretofore filed, and upon the entire record in this cause, from all of which the Court finds:

LAST WILL & TESTAMENT

That a document was introduced by the Petitioner, **DEBORAH KNIGHT,** dated **July 9, 2014,** which is the Last Will and Testament of **MILDRED LORENE ANDERSON**, that said Last Will & Testament was executed on the date above mentioned, in the presence of the Testatrix and in the presence of the attesting witnesses, **JEFF K. WALKER,** and **CARRY PURLEE**; and in the presence of each other, and it further appearing to the satisfaction of the Court that such is the fact, and that said instrument is the Last Will and Testament of **MILDRED LORENE ANDERSON**, deceased.

That the deceased. **MILDRED LORENE ANDERSON**, was of sound mind and disposing memory, and over the age of eighteen (18) years at the time said instrument was executed on **July 9, 2014.**

JURISDICTION

The decedent was a resident of Robertson County, Tennessee, at the time of her death on **November 6, 2022.**

The decedent left therein an estate and that this Court has jurisdiction.

APPOINTMENT OF EXECUTRIX

That the Petitioner, **DEBORAH KNIGHT,** is entitled to administer said estate and that she should be appointed as Executrix thereof, and that no bond should be required in accordance with the Last Will and Testament of **MILDRED LORENE ANDERSON.**

It is, therefore, **ORDERED, ADJUDGED** and **DECREED** by the Court that said instrument be admitted to probate as the Last Will and Testament of the Testatrix and the Clerk is directed to lodge said instrument in his files and record the same.

That the said **DEBORAH KNIGHT,** is hereby appointed as Executrix of the Estate of **MILDRED LORENE ANDERSON,** deceased, and the Clerk is **ORDERED** to issue Letters Testamentary to the said Executrix upon them taking oath as such, and that no bond. inventory, or accounting is required, the same being executed in the Last Will and Testament of **MILDRED LORENE ANDERSON.**

APPROVED FOR ENTRY, this the 12 **day of** Dec **, 2022.**

Hon. Benjamin K. Dean

APPROVED FOR ENTRY:

JEFF K. WALKER, #12287
JONATHAN B. MILEY, #28729
Walker & Garner
Attorneys for Estate of Mildred Lorene Anderson
122 6th Avenue West
Springfield, Tennessee 37172
(615) 384-8463 office
(615) 382-0458 facsimile

CERTIFICATE OF SERVICE

I hereby certify that I have mailed a copy of the foregoing instrument U. S. Postage prepaid to each of the following, on this the 5th day of December, 2022:

Deborah Knight
2264 Tom Austin Hwy
Greenbrier, TN 37073

JONATHAN B. MILEY