This Instrument Prepared By:

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Karen Johnson Davidson County
Batch# 1017770 DEEDQC
06/22/2023 12 05 19 PM 2 pgs
Fees $12.00 Taxes $0.00
20230622-0047480

This document is exempt from privilege tax pursuant to T.C.A. §67-4-409a(3)(D) (Executrix deed to implement a testamentary devise by the decedent).

EXECUTRIX DEED

ADDRESS NEW OWNER AS:
First Baptist Church, Capitol Hill
625 Rosa L. Parks Blvd.
Nashville, TN 37203

SEND TAX BILLS TO:
Same

MAP/PARCEL
Map: 92-5
Parcel: 241

The Last Will and Testament of Mai Olive Lusk, authorizes Olivia M. Cloud to transfer and convey a fee simple interest to First Baptist Church, Capitol Hill real property known as 3611 Batavia Street, Nashville, Tennessee 37209 and further bound and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 75 on the Map of College Hill Subdivision, Section 2, as of record in Book 2133, page 52, Register's Office for said County.
>
> Said Lot No. 75 fronts 90 feet on the south margin of Batavia Street and runs back between lines, 106.5 feet on the west line and 100 feet on the east line, to a dead line in the rear, on which it measures 103 feet.
>
> Being the same property conveyed to Lloyd L. Lusk by deed from Lemuel H. McKissack and wife, Grace McKissack as of record in Book 3255, page 493, said Register's Office.
>
> Lloyd L. Lusk and wife, Mai Olive Lusk, having quitclaimed their interest in said property to Vaden Lackey, Jr., Trustee, and Vaden Lackey, Jr., Trustee having quitclaimed his interest in said property to Lloyd L. Lusk and wife, Mai Olive Lusk to create a tenancy by the entirety, of record in Book 4302, page 936, Register's Office for Davidson County, Tennessee.

Lloyd L. Lusk predeceased his wife, Mai Olive Lusk. Mai Olive Lusk died on July 7, 2022, leaving a Last Will and Testament dated February 14, 2022. The Last Will and Testament of Mai Olive Lusk was admitted to Probate on November 17, 2022 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No: 22P-1886.

The Grantee shall have the sole, absolute, and uncontrolled power, discretion and authority to protect, conserve, sell, lease, encumber, gift or otherwise manage and dispose of the real property described above.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the above-described property.

THIS PROPERTY IS TRANSFERRED "AS IS" WITH NO WARRANTY OF ANY TYPE

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PEROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

This is improved property known as 3611 Batavia Street, Nashville, Tennessee, 37209.

WITNESS my hand on this 22nd day of June 2023.

Olivia M. Cloud, Executrix

STATE OF TENNESSEE)
COUNTY OF WILSON)

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this conveyance, per T.C.A. 67-4-409(a)(3)(D) is $0.

Olivia M. Cloud, Executrix

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **OLIVIA M. CLOUD**, Executrix, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22nd day of June 2023.

TRAVENIA A HOLDEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
My commission expires: 03/19/2025