Karen Johnson Davidson County
Batch# 1043720 DEEDQC
08/29/2023 10 45 50 AM 2 pgs
Fees $12 00 Taxes $0 00
20230829-0067591

STATE OF TENNESSEE
COUNTY OF DAVIDSON

This instrument prepared by:

Gary W. Temple
Attorney At Law
4211 Gallatin Road
Nashville, TN 37216

*Based upon information provided by client.

The actual consideration for this transfer is $0.00.

Kimberly Smith
AFFIANT

GARY W. TEMPLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me this 25 day of August, 2023.

NOTARY PUBLIC

My Commission expires 3-3-2025

EXECUTRIX'S DEED

New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Kimberly Smith	Same	15D-10610
5447 Lance Drive		Map 72-7
Knoxville, Tennessee 37909		Parcel 118

KNOWN ALL MEN BY THESE PRESENT that Kimberly Smith, Executrix for the Estate of Adron Traughber, Seventh Circuit Court for Davidson County, Tennessee, Probate Court, Docket No. 22P-2002, for and in consideration of the sum of Ten Dollars and No/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, does by these present hereby quitclaim and convey unto Kimberly Smith the right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No.4 on the Plan of L.A. Warren's re-subdivision of Block "C" in R.M. Dudley's Subdivision, as of record in Book 843, page 102, Register's Office for said County.

Said Lot No. 4 fronts 70 feet on the westerly side of Riverside Boulevard and runs back 175.5 feet on the southerly line and 150 feet on the northerly line with the southerly margin of Kirkland Avenue to a dead line and measures 51 feet thereon.

Being the same property conveyed to George L. Hopkins and wife, Nell M. Hopkins, by deed from L.A. Warren and wife, as of record in Book 1020, page 79, said Register's Office, the said George L. Hopkins having since died.

Being the same property conveyed to A. Kenneth Traughber and wife, Peggy M. Traughber (now deceased) by Warranty Deed from Nell M. Hopkins, as of record in Book 4294, page 953, said Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all restrictions and easements of record, if any.

A. Kenneth Traughber and Adron Traughber being one and the same person.

This is improved property known as 2344 Riverside Drive, Nashville, Tennessee 37216.

WITNESS my hand this 25th day of August, 2023.

Kimberly Smith, Executrix for the Estate of
Adron Traughber

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County of State, Kimberly Smith, Executrix for the Estate of Adron Traughber, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 25 day of August, 2023.

Notary Public
My Commission Expires: 3-3-2025

