Box 10A

This Instrument Prepared By:
J. Greg Hardeman
HARDEMAN, MONTGOMERY & POTTER
4301 Hillsboro Road, Suite 300
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
This transfer is made to implement a testamentary devise pursuant to T.C.A. 67-4-409(a)(3)(D).

Charles Arthur Dean
Affiant

Sworn to and subscribed before me this 3 day of August, 2023.

J. Greg Hardeman
Notary Public

My Commission Expires: My Commission Expires 3/3/25

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1044671 DEEDQC
08/31/2023 10 26 09 AM 3 pgs
Fees: $17 00 Taxes $0 00
20230831-0068241

EXECUTOR'S DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Charles Arthur Dean 901 Moreland Hills Drive Mt. Juliet, TN 37122	Same	Tract 1: 096-01-0-082.00 Tract 2: 096-01-088.00 Tract 3: 096-01-0-136.00

KNOW ALL MEN BY THESE PRESENTS, Charles Arthur Dean, Executor of the Estate of Betty Ruth Dean, deceased, for good and valid consideration, the receipt of which is hereby acknowledged, and in connection with the distribution and closing of the Estate of Betty Ruth Dean, the decedent's will having been duly admitted to probate in Davidson County, Tennessee as of record in Docket No. 23P-259, Probate Court for Davidson County, Tennessee, does hereby convey, release and forever quitclaim unto Charles Arthur Dean, all of his interest in a certain tract of land in Davidson County, Tennessee described as follows:

SEE EXHIBIT A

Being the same property conveyed to Betty Ruth Dean by deed of record in Instrument No. 20131226-0130021, Register's Office for Davidson County, Tennessee.

This is improved property known as 2618, 2700 and 2721 Bluefield Avenue, Nashville, Tennessee 37214.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF I have hereunto set my hand on this the 3 day of AUGUST, 2023.

Charles Arthur Dean

Charles Arthur Dean, Executor
Estate of Betty Ruth Dean

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John Gregory Hardeman, a Notary Public in and for said County and State, the within named, Charles Arthur Dean, Executor of the Estate of Betty Ruth Dean, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he as Executor of the Estate of Betty Ruth Dean, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN this 3 day of August, 2023.

J Gregory Hardeman

Notary Public

My Commission Expires:

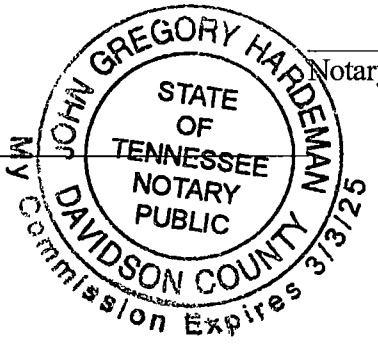


Exhibit A

Tract I:
Map & Parcel# 096-01-0-082.00

Land in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 9 on the re-subdivision of Lots Nos. 1 to 10, inclusive, on the Plan of Bluefields as recorded in Book 843, Page 16, Register's Office for said County, described as follows:

Said Lot No 9 fronts 75 feet on the northeasterly side of Bluefields Avenue and runs back between parallel lines and measures 303 feet, more or less on the westerly line and 295 feet, more or less, on the easterly line, to a dead line and measures 79 feet, more or less on said dead line.

This is improved property known as: 2618 Bluefield Drive, Nashville, Tennessee 37214.

Tract II:
Map & Parcel# 096-01-0-088.00

Land in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 11 on the Plan of Bluefields, as of record in Book 843, Page 16, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 11 fronts 100 feet on the northeasterly side of Bluefield Avenue and runs back 310.1 feet on the northerly line and 304 2 feet on the southerly line to the right-of-way of the Tennessee Central Railroad, measuring 98 feet thereon.

This is improved property known as 2700 Bluefield Drive, Nashville, Tennessee 37214.

Tract III:
Map & Parcel# 096-01-0-136.00

Land in the 3rd Civil District of Davidson County, Tennessee, being Lot No. "C" on the Map showing the re-subdivision of Lots Nos. 45, 46, 47, and 48, as of January 10, 1940, Plan of Bluefields, as of record in Book 843, Page 16, Register's Office for said County, described as follows:

Said Lot No. "C" fronts 96 feet on the southwesterly side of Bluefield Avenue and runs back 443 feet on the north side and 455 feet on the south side to a dead line and fronting 46 feet on said dead line

This is improved property known as: 2721 Bluefield Drive, Nashville, Tennessee 37214