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

Box 10A

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.

Notary Public

My Commission Expires: JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 3/3/25

Karen Johnson Davidson County
Batch# 1044671 DEEDQC
08/31/2023 10 26 09 AM 3 pgs
Fees $17 00 Taxes $0 00
20230831-0068242

**EXECUTOR'S DEED**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO. |
|---|---|---|
| Jessica Dean<br>207 Cottage Lane<br>Nashville, TN 37214 | Same | Parcel 1: Map 84-14<br>Parcel 188<br><br>Parcel 2: Map 84-14<br>Parcel 177 |

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 Jessica Dean, all of his interest in a certain tract of land in Davidson County, Tennessee described as follows:

**PARCEL 1:**

**Land in Davidson County, Tennssee, being Lot No. 52 on the Plan of Donelson Meadows, as of record in Book 1835, Page 35, said Register's Office; Said Lot No. 52 is described as beginning at a point in the easterly margin of Cottage Lane, the common corner of Lots Nos. 51 and 52; thence with the line between said lots easterly 179.5 feet to a point in the westerly line of Lot 60; thence, with the westerly line of Lots 60 and 59; southerly 83 feet to a point; the common corner of Lots 52 and 53; thence with the line between said lots, westerly 179.8 feet to the easterly margin of Cottage Lane; thence with the margin of said lane, northerly 83 feet to the beginning.**

**Being the same property conveyed to Betty R. Dean by Deed of record in Book 5101, Page 294, Register's Office for Davidson County, Tennessee.**

**This conveyance is made subject to Restrictive covenants contained in instrument of record in Book 412, Page 351; Book 1788, Page 509, and Book 1847, Page 469, said Register's Office, and Plan of record in Book 1835, Page 35, said Register's Office, shows an Owner's certificate, a 60 foot minimum building setback line from Cottage Lane and a 10 foot easement for public utilities along rear line of lot.**

**This is improved property known as 207 Cottage Lane, Nashville, Tennessee 37214.**

**PARCEL 2:**

**Being Lot No. 9 on the Plan of Donelson Meadows, as of record in Book 1835, Page 35, Register's Office for said County. Said Lot No. 9 fronts 80 feet of the westerly side of Cottage Lane and extends back between parallel lines 180 feet to a dead line.**

**Being the same property conveyed to Betty R. Dean by deed of record in Book 5101, Page 292, Register's Office for Davidson County, Tennessee.**

**This conveyance is made subject to a twenty foot easement for public utilities along the westerly line of the premises, 50 foot building setback line from Cottage Lane, and conditions of owners certificate as shown on plan of record in Book 1835, Page 35, said Register's Office and to restrictive covenants contained in an instrument of record in Book 1038, Page 541, said Register's Office, as amended by deed of record in Book 1129, Page 39, said Register's Office, and to restrictive covenants contained in Deed of Record in Book 1788, Page 509, said Register's Office and to restrictive covenants contained in an instrument of record in Book 1847, Page 469, said Register's Office.**

**This is improved property known as 216 Cottage Lane, 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.

Notary Public

My Commission Expires: _____

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3/3/25