After recording, return document
and send future tax statements to:
Wilhelmina Richards
1601 E Stewarts Lane
Nashville, TN 37218

Karen Johnson Davidson County
Batch# 1048650 DEEDQC
09/11/2023 04 18 04 PM 5 pgs
Fees $27 00 Taxes $0 00
20230911-0071294

This instrument prepared by:
Roger Richards Jr.
1042 Dorset Drive
Hendersonville, TN 37075

EXECUTOR'S DEED

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Dr. Roger Richards , Executor of the Estate of Gus Richards Jr. , hereinafter called the grantor, have bargained and sold, and by these presents do transfer and convey unto,
Wilhelmina Richards, a unmarried woman, as her sole and separate property
1601 E Stewarts Lane, Davidson County
Nashville, TN 37218

hereinafter called the grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
See Exhibit A

This is ☒ improved ☐ unimproved property, known as 1601 E Stewarts Lane Nashville, TN
Parcel ID: 069-00-0-082.00
Source of title:
See Exhibit B

THIS CONVEYANCE is made subject to:
All applicable restrictions, easements, building setback lines and conditions of record, including but not limited to those in the Register of Deeds' office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to said grantee, the grantor does hereby covenant with the grantee, that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and the grantor does further covenant and bind himself, his heirs and representatives, to WARRANT AND FOREVER DEFEND the title to the said land to the said grantee, his heirs and assigns, against the lawful claims of all persons claiming by, through, or under the grantor, but not further otherwise.

WITNESS my hand this 7th day of September, 2023

ESTATE OF:Gus Richards Jr.

Dr. Roger Richards
Executor

Dr. Roger Richards
Print name

Executor

Print name

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF Tennessee
COUNTY OF Bedford

On this 7th day of September, 2023, before me personally appeared Roger Richards,
to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that He executed the same as His free act and deed.

Signature: Judy Pruitt
Print name: Judy Pruitt
Title: Financial Specialist
My commission expires: 08-18-2026

JUDY PRUITT
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Bedford

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 0, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Dr. Roger Richards
Signature

Roger Richards
Print name

SUBSCRIBED AND SWORN TO before me this 7th day of September, 2023.

Signature: Judy Pruitt
Print name: Judy Pruitt
Title: Financial Specialist
My commission expires: 08-18-2026

JUDY PRUITT
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

Exhibit A

CRS Tax Records- W/S East Stewart Ln And S Of Old Hydes Ferry Pike / Neighborhood Code And Name: 3529 Bordeaux

Warranty Deed (Book 5863 Page 952)- Beginning at a point and the same being a fence post on the westerly side of an old roadway formerly known as Cato Road, which Road extends North and South, and said old Roadway is intersected from the East by what is known as East Stewarts Lane, and said beginning point or fence post is 526 feet southerly from the Northeast corner of the R.W. Cato tract, which corner is also the Southeast corner of the Ashton and Fuston lands, and the said beginning point or fence post is 26 feet, more or less, from a large Elm tree in said fence northerly from the same; thence in a westerly direction and with another fence 138 feet, more or less, to a dead line; thence southerly with said dead line 130 feet, more or less to a hackberry tree, near the westerly margin of said old Roadway of Cato Road, the within described land is a part of the R.W. Cato tract of land.

Exhibit B

Being the same property conveyed in Report or Sale to Gus Richards Jr. was entered in Final Decree Confirming Sale(Book 8729 Page 409 & 410)of tax Civil Action case on May 24 1991 on page 360 of Tax Minute Book 39. File No: Book 8729 Page 411 Control No: 0537-4700 Field Book No: 13DA 61690 409

Gus Richards Jr. died a resident of Bedford County, Tennessee on March 11, 2022 leaving his Last Will and Testament probated in the Probate Court of Bedford County, Tennessee. Said Will appoints Dr,. Roger Richards as Executor with authority to sell the subject property.