EXECUTOR DEED

Karen Johnson Davidson County
Batch# 1053379 DEEDWARR
09/25/2023 08:33:30 AM 3 pgs
Fees: $18.00 Taxes: $959.47
20230925-0074824

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $259,316.00

Administrator C.T.A.
AFFIANT

SUBSCRIBED AND SWORN TO ME ON 09/19/2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11-19-2025

RUSSELL D. GILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-19-2026

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-4319

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Keith Waller and Angela Waller		086-02-0-022.00
6020 Cortez Court		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Mark King, Executor of the Estate of Stella Mae Askins

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Keith Waller and Angela Waller, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 102 on the Plan of Dodson Heights, of record in Book 2900, Page 113, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 102 fronts 65 feet on the Southerly side of Cortez Court and extends back 124 feet on the Westerly line and 120 feet on the Easterly line to a dead line measuring 52.8 feet thereon.

Being the same property conveyed to Stella J. Askins, unmarried by Warranty Deed from James C. Ferguson and wife, Joyce L. Ferguson of record in Book 6415, page 929, Register's Office for Davidson County, Tennessee, dated October 26, 1984 and recorded on October 31, 1984.

Stella J. Askins having died testate on June 6, 2022, her interest in said property being conveyed pursuant to, and as authorized by, the terms of her Last Will and Testament of record in Docket No. 2022-PR-419, Probate Court for Wilson County, Tennessee. Stella J. Askins and Stella Mae Askins being one in the same.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 6020 Cortez Court Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that GRANTOR, in his capacity as EXECUTOR (and not individually) is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and that GRANTOR, in his capacity as EXECUTOR (and not individually) does further covenant and bind himself to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

X _____ Administrator C.T.A.

Mark King, ~~Executor~~ Administrator of the Last Will and Testament of Stella Mae Askins

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mark King, Executor of the Estate of Stella Mae Askins, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes contained therein, being authorized to do so by the terms of the Last Will of Stella Mae Askins.

Witness my hand and official seal, this September 19, 2023.

_____

Notary Public

My Commission Expires: 11-19-2025

File #: 2023-4319

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027



Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/19/23.

Affiant Signature – Joshua A. Terry

9/22/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/22/23.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27