Karen Johnson Davidson County
Batch# 1056851 DEEDQC
10/03/2023 01:51:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231003-0077780

THIS INSTRUMENT PREPARED BY:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 14th day of June, 2023.

RUSSELL J. MCCANN TENNESSEE NOTARY PUBLIC My Comm Exp. 05-14-25 COUNTY OF WILLIAMSON

My Commission Expires: _____

NOTARY PUBLIC

Address New Owners as Follows: **Send Tax Bills To:** **Map-Parcel:**
Robin Coleman & Robert K. McDivitt, Jr. SAME 60-16-40
305 James Avenue
Franklin, TN 37064

EXECUTOR'S DEED

KNOW ALL MEN BY THESE PRESENTS that **Robin Colleen Coleman and Robert Kenneth McDivitt, Jr.**, Executors of the **Estate of Robert Kenneth McDivitt**, deceased, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, to complete the distribution and closing of the **Estate of Robert Kenneth McDivitt**, having been duly admitted to probate in Davidson County, Tennessee, Case. No. 23P1188, hereby convey, remise, release and forever quitclaim unto **Robin Colleen Coleman and Robert Kenneth McDivitt, Jr.**, as tenants in common, their heirs, successors and assigns, all their and the estate's right, title and interest in and to the following real property and improvements located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being the south 50 feet of Lot No. 60 and the North 10 feet of Lot No. 62 on the Map of Capitol View Subdivision, as of record in Book 974, pages 52 and 53, Register's Office for said County.

Said parts of said lots front 60 feet on the easterly side of Alhambra Circle and run back between lines, 228 feet more or less on the south line and 231 feet more or less on the north line, to a dead line, on which they measure 60 feet more or less.

Being the same property conveyed to Robert K. McDivitt and wife, Marilyn C. McDivitt, by Warranty Deed from Franklin Delano Evans and wife, Patricia Anne Evans, of record in Book 4681, page 817, Register's Office for Davidson County, Tennessee. Marilyn C. McDivitt having died January 2, 2018, and the property vested in Robert K. McDivitt. Robert K. McDivitt having died March 22, 2022, and the property vested by law and by Will into Robin Colleen Coleman and Robert Kenneth McDivitt, Jr.

Being improved property known as 2703 Alhambra Circle, Nashville, TN 37207

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

WITNESS my hand this 14th day of June, 2023.

Robin Colleen Coleman

Robert Kenneth McDivitt, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Robert Kenneth McDivitt, Jr.**, and **Robin Colleen Coleman,** Executor/Executrix of the **Estate of Robert Kenneth McDivitt**, Probate Case No. 23P1188 in the probate court for Davidson County, Tennessee, with whom I am personally acquainted (or who proved to me his/her/their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes contained therein.

Witness my hand, at office, this 14th day of June, 2023.

My Commission Expires: RUSSELL J. MCCANN TENNESSEE NOTARY PUBLIC My Comm Exp. 05.14.25 COUNTY OF WILLIAMSON

Notary Public

Certificate of Authenticity

I, Russell F. McCann, 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 June 14, 2023.

Date

Affiant Signature

10/3/2023

Date

State of Tennessee

County of Williamson

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

Notary's Signature

WESLEY BLOW
TENNESSEE NOTARY PUBLIC
My Comm Exp. 02-22-26
COUNTY OF WILLIAMSON

My Commission Expires: _____
Date

Notary's Seal (if on paper)