Karen Johnson Davidson County
Batch# 1057913 DEEDQC
10/05/2023 09 39 02 AM 2 pgs
Fees $12 00 Taxes $0 00
20231005-0078379

Record and Return Mail To:
This Instrument Prepared By
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from information supplied by the parties

THIS INSTRUMENT DOES NOT CONSTITUTE A WARRANTY OF TITLE, COVENANTS, DESCRIPTIONS OR ANY OTHER INFORMATION CONTAINED HEREIN.

New Owners: Dianne S. Coggins
1012 Abberley Circle
Hendersonville, TN 37075

Cheryl C. Terrell
322 Bonnahurst Dr.
Hermitage, TN 37076

Lori C. Drake
5015 Bonnawell Dr.
Hermitage, TN 37076

Marylyn J. Miller
3397 Albee Hill Rd.
Dandridge, TN 37735

Send tax notice to. Cheryl C. Terrell
322 Bonnahurst Dr.
Hermitage, TN 37076

Map and Parcel No.. 074 08 134.00

EXECUTOR'S DEED

I, Dianne S Coggins, Executrix of the Estate of Harold E. Coggins Jr. ("Grantor"), appointed by the Sumner County Probate Court, File No. 23PR-184, and pursuant to the authority granted me under Item IX(A) of the decedent's Last Will and Testament, do hereby devise, release, grant, bargain, sell, convey and forever quitclaim, convey and transfer to Diane S. Coggins, individually ("Grantee"), her heirs and assigns, all of the Estate's interest, that being a one-quarter (1/4) interest as Tenant in Common, in the following described tract of land in Davidson County, Tennessee:

Being Lot No. 730 on the Plan of Hermitage Hills, Section VII, as of record in Book 3300, pages 62 & 63, Register's Office for Davidson County, Tennessee, as follows:

Said Lot No. 730 fronts 75.3 feet on the northeast margin of Bonnahurst Drive and runs back between lines, measuring 219.1 feet on the westerly side and 245.4 feet on the southeasterly side to a deadline in the rear on which it measures 101.76 feet thereon.

Description is taken from prior deed of record. This improved property is known as 322 Bonnahurst Drive, Hermitage, TN 37076.

The previous and last instrument and prior title is an Affidavit of Inheritance recorded at Instrument No. 20100527-0041112 in the Register's Office in Davidson County, Tennessee.

No survey, no title examination, and no title insurance has been made or acquired for this transfer.

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on the 20th day of September, 2023.

ESTATE OF HAROLD E. COGGINS, JR., DECEASED

BY: Dianne S Coggins, Executrix
Dianne S. Coggins, Executrix

STATE OF TENNESSEE
COUNTY OF Sumner

Dianne S. Coggins, Executrix, personally appeared before the undersigned, a Notary Public in and for said county and state, and with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument as her free act and deed for the purposes therein contained.

Witness my hand and official seal this 20th day of September, 2023.

Notary Public

My Commission Expires: 11/18/23

CLINT BRUMIT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Pursuant to T C A. § 67-4-409(a) this real estate transfer is exempt from tax and therefore no oath of value is required.