Karen Johnson Davidson County
Batch# 1060671 DEEDQC
10/16/2023 08 38 39 AM 3 pgs
Fees $17 00 Taxes $0 00
20231016-0080631

This Instrument Prepared By:

JOE M. LAMBERT, JR.
ATTORNEY AT LAW
100 Public Square North, Suite 3
Shelbyville, TN 37160
(931) 684-9600

Information contained in this Deed provided by the parties.

This Deed was prepared without the benefit of a title examination.

Tax Responsibility

Marcia Warren Lewis - - Owner
3713 Yelton Drive
Nashville, TN 37211

This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-909 (a)(3)(D).

Map 133-10-0-005.00

EXECUTRIX'S DEED

KNOW ALL PERSONS BY THESE PRESENTS that I, **MARCIA WARREN LEWIS, Executrix of the Estate of James Edward Lewis, 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 are hereby acknowledged, and in connection with the distribution and closing of the Estate of James Edward Lewis, the decedent's Will having been duly admitted to probate in Davidson County, Tennessee, and recorded in Case No 23P1486, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, have bargained and sold and hereby convey, remise, release and forever quitclaim unto **MARCIA WARREN LEWIS**, her heirs and assigns, being all of the right, title and interest of the decedent and the decedent's estate in and to certain tracts or parcels of land, lying and being in Davidson County, Tennessee, and being more particularly described as follows

BEING Lot No. 35 on the Plan of LEONARD HEIGHTS, as shown by plat of record in Plat Book 2330, Page 15, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot

Being the same property conveyed to James E Lewis, an unmarried man, by Warranty Deed from Sandra Dean Chaffin, Devisee under the Last Will & Testament of Edgar H. Dean, dated April 28, 2009, recorded June 24, 2009, in the Register's Office of Davidson County, Tennessee, as Instrument No 20090624-0058663.

This conveyance is subject to any and all existing easements and restrictions of record

BY WAY OF FURTHER RECITAL, James Edward Lewis and James E Lewis are one and the same person

BY WAY OF FURTHER RECITAL, James Edward Lewis died testate on April 10, 2023, and pursuant to item 2. on Page 3 of his Last Will and Testament, which is of record in Case No. 23P1486, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, he devised and bequeathed his residuary estate, which includes the above-described property, to Marcia Warren Lewis.

BY WAY OF FURTHER RECITAL, MARCIA WARREN LEWIS was appointed Executrix of the Estate of James Edward Lewis, deceased, pursuant to an Order for Appointment of Executrix dated September 20, 2023, of record in Case No. 23P1486, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

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

WITNESS my hand this 5th day of October, 2023.

ESTATE OF JAMES EDWARD LEWIS

Marcia Warren-Lewis
MARCIA WARREN LEWIS, Executrix

STATE OF TENNESSEE,
COUNTY OF BEDFORD

Personally appeared before the undersigned Notary Public in and for said State and County, the within named MARCIA WARREN LEWIS, Executrix of the Estate of James Edward Lewis, deceased, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that the execution of the foregoing instrument for the purposes therein contained by virtue of the authority vested in her as the Executrix of the Estate of James Edward Lewis, deceased.

WITNESS MY HAND and official seal at office in Shelbyville, Tennessee, this 5th day of October, 2023

Karina Haydee Pena
NOTARY PUBLIC

My Commission Expires: 05/03/2027

KARINA HAYDEE PENA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, OR WE, HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS **$ -0-** , WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE AMOUNT WHICH THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

Marcia Warren Lewis
AFFIANT

Subscribed and sworn to before me this the 5th day of October, 2023

Karina Haydee Pena
NOTARY PUBLIC or REGISTER

My Commission Expires: 05/03/2027

KARINA HAYDEE PENA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY