THIS INSTRUMENT WAS PREPARED BY:
S. Madison Roberts, IV
Stites & Harbison, PLLC
604 West Main Street
Franklin, Tennessee 37064

Karen Johnson Davidson County
Batch# 1064731 DEEDQC
10/25/2023 12:54:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231025-0083622

New Owner:	Send Tax Bills to:	Tax Parcel No:
LISA B. TUNSTALL 5045 VILLA CREST DRIVE NASHVILLE, TN 37220	SAME AS NEW OWNER	071-06-0-087.00 (re: 2104 N. Gallatin Pike)

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

This transaction is exempt from conveyance tax pursuant to T.C.A. 67-4-409 (3)(D).

Steven A Koenig
AFFIANT

Subscribed and sworn to before me this 25th day of October, 2023.

Christina D Willow
Notary Public

My Commission Expires: 3-3-2026

CHRISTINA D WILLOW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 3, 2026

EXECUTOR'S OFFICIAL DEED

KNOW ALL MEN BY THESE PRESENTS, that STEVEN A. KOENIG, EXECUTOR of the ESTATE OF JOHN H. TUNSTALL, JR, deceased, acting solely in his fiduciary capacity as Executor of said Estate, and not in his or her personal capacity, for and in consideration of Ten and no/100 Dollars ($10.00) and cash in hand paid, the receipt and sufficiency which is hereby acknowledged, and in connection with the distribution of the ESTATE OF JOHN H. TUNSTALL, JR., deceased, Chancery Court for Davidson County, Tennessee, Case No. 23P-914, does bargain and sell and hereby conveys, remises, releases and forever quitclaims unto LISA B. TUNSTALL, and her heirs and assigns, all right, title and interest in his or her capacity as Executor, but not further or otherwise in that certain tract of land located in

101554:230000:1596236:2:NASHVILLE

Davidson County, Tennessee, being more fully described as follows:

A tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee and being Lot 3 as shown on the plan entitled "Revised Rivergate Properties LTD" as of record in plat book 6250, page 919, Register's Office for Davidson County, Tennessee and being described according to a survey dated October 5, 1995 and prepared by Ragan-Smith Associates, Inc., 315 Woodland Street, Nashville, Tennessee 37206, Project No. 85-002, W.O. No: 5021, and being more particularly described as follows:

Commencing at an existing concrete monument at the west end of the southwest return curve at the intersection of the northwesterly right-of-way line of Gallatin Pike (a 154 foot wide road) and the southwesterly right-of-way line of Liberty Lane (a 55 foot wide road); Thence, with the northwesterly right-of-way line Gallatin Pike, S 50° 07' 23" W, 219.73 feet to an existing concrete monument; Thence S 86° 40' 03" W, 7.80 feet; Thence S 50° 13' 26" W, 271.54 feet to an existing concrete monument; Thence N 39° 37' 11" W, 3.89 feet to an existing concrete monument; Thence S 49° 23' 06" W, 51.03 feet to a point; Thence, leaving said right-of-way line 25° 51' 03" E, 35.73 feet to an existing iron pin being the point of beginning of the herein described tract of land; Thence,

1. With the common line of Lot 4 of the above referenced subdivision S 64° 08' 57" W, 162.00 feet to an existing iron pin; Thence,

2. With the common line of Lot 2 of said subdivision N 25° 51' 03" W, 200.00 feet to an iron pin set; Thence,

3. With the common line of Lot 4 of said subdivision N 64° 08' 57" E, 162.00 feet to an iron pin set; Thence,

4. Continuing with said common line, S 25° 51' 03" E, 200.00 feet to the point of beginning and containing 32,400 square feet or 0.744 acres more or less.

Being the same property conveyed to John H. Tunstall, Jr. by Warranty Deed from Low County Associates, Inc., of record in Book 9831, Page 164, Register's Office for Davidson County, Tennessee.

Also being the same property vested in Lisa B. Tunstall, as heir of John H. Tunstall, Jr., deceased, pursuant to said decedent's Last Will and Testament. Said decedent's Last Will and Testament was admitted to probate in Davidson County Tennessee on May 7, 2023, Chancery Court for Davidson County, Tennessee, Case No. 23P-914.

Said property is conveyed subject to such limitations restrictions and encumbrances as may effect the premises which may be of record or otherwise.

WITNESS MY HAND, this 25th day of October, 2023.

STEVEN A. KOENIG, EXECUTOR OF THE ESTATE OF JOHN H. TUNSTALL, JR., DECEASED

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public of said County, STEVEN A. KOENIG, the Executor of the Estate of John H. Tunstall, Jr., deceased, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 25th day of October, 2023.

Christina D Willow
NOTARY PUBLIC

My Commission Expires: 3-3-2026

CHRISTINA D WILLOW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 3, 2026

Certificate of Authenticity

I, S. Madison Roberts IV, 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 October 25, 2023.

Date

Affiant Signature

10/25/23

Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 25th day of October, 2023.

Notary's Signature

My Commission Expires: 3-3-26

Date

Notary's Seal (if on paper)

