This instrument was prepared by:

James N. Bryan, Jr., Attorney
205 Stokesboro Court
Nashville, TN 37215

STATE OF NORTH CAROLINA)
COUNTY OF WAKE)

The actual consideration for this transfer is $0.0

Affiant, Samuel Duemler, Executor

Sworn to and subscribed before me this 6th day of November, 2023.

Notary Public

My Commission Expires:

6-8-2026

Karen Johnson Davidson County
Batch# 1071865 DEEDWARR
11/15/2023 08:21:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231115-0088947

JASON SCHROEDER NOTARY PUBLIC WAKE COUNTY, NC My Commission Expires 6-8-2026

Address New Owner:
Samuel Duemler and Wyatt Duemler
1109 Eastdale Avenue
Nashville, TN 37216

Send Tax
Bills to: same

Map Parcel Number:
061 07 0 301.00

EXECUTOR S DEED

Charles Edward Duemler died on August 14, 2023, leaving a Will, dated May 20, 2021. The Will was admitted to Probate on October 14, 2023, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, being Docket No. 23P 1793. The Will named Samuel Duemler, as the Executor and the Executor was duly qualified and Letters Testamentary issued. All debts of the Decedent have now been paid. In accordance with the provisions of the Will of Charles Edward Duemler, Samuel Duemler, Executor of the Estate of Charles Edward Duemler, for and in consideration of the sum of $10.00, cash in hand paid, the receipt and sufficiency of which is hereby duly acknowledged, has bargained and sold and by these presence do transfer and convey unto Samuel Duemler and Wyatt Duemler, **joint tenants with the right of survivorship**, hereafter called the grantees, their heirs, successors and assigns a certain parcel

of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 24 and the westerly one half of Lot No. 23 of Block B on the Revised Plan of certain lots in Blocks A and B Jackson Park, Section 1, as of record in Book 974, Page 28, Register s Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Charles Edward Duemler, and wife Julie Elise Duemler, by deed from Charles C. Childress, and wife Rose Childress in instrument number 20000626 0063263 and thereafter quitclaimed by Julie Elise Duemler to Charles Edward Duemler pursuant to a marital dissolution agreement of record as instrument number 20131127 0121721, Register s Office for Davidson County, Tennessee.
>
> This conveyance is subject to the plan of Jackson Park, Section 1, as of record in Book 974, Page 28, Register s Office for Davidson County, Tennessee, which shows an Owner s Certificate, easements and building setback lines, if any, as may be setforth thereon, and taxes for the year 2023, a lien, but not yet due and payable.

The preparer of this deed makes no representation as to the status of the title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than it has been accurately transcribed from information provided.

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

To have and to hold the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever; and Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the

lawful claims of all persons whomsoever.

Witnessed my hand this 10th day of November, 2023.

Estate of Charles Edward Duemler

By: _____
Samuel Duemler, Executor

STATE OF NORTH CAROLINA)
COUNTY OF WAKE)

Personally appeared before me, JASON SCHROEDER, a Notary Public in and for said county, Samuel Duemler, Executor, the within named bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witnessed my hand at office, this 10th day of November, 2023.

_____
Notary Public

My Commission Expires: 6-8-2026

JASON SCHROEDER NOTARY PUBLIC WAKE COUNTY, NC My Commission Expires 6-8-2026

Certificate of Authenticity

I, **James N. Bryan, Jr.,** 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 the 10th day of November, 2023.

Affiant Signature

November 14, 2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of November, 2023.

Notary's Signature

My Commission Expires: Nov 3, 2025
Date

Notary's Seal (if on paper)

SHANNON LEE LUMPKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON