Karen Johnson Davidson County
Batch# 1076029 DEEDQC
11/28/2023 03:23:00 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231128-0091930

This Instrument Prepared By:
Susan T. Jones
Law Office of Susan T. Jones
P.O. Box 281701
Nashville, TN 37228

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or true value, whichever is greater, for this transfer is $ 0

Victoria E. Caldwell
AFFIANT

Subscribed and sworn to before me this 21st day of Nov., 2023.

S. Tucker Jones
Notary Public
My Commission Expires 5-5-25

S. TUCKER JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXECUTOR'S DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Victoria E. Caldwell, et al. **2700 Stokers Lane South** **Nashville, TN 37207**	**Same**	**059 13 0 116.00**

KNOW ALL MEN BY THES PRESENTS, that **VICTORIA E. CALDWELL,** in her capacity as the duly appointed and serving Executor of the Estate of Cora Ella Pryor, deceased, which estate is being administered in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division) docket number **23P686** and in accordance with the Decedent's Last Will and Testament, BEQUEST OF REAL PROPERTY, as follows:

BEQUEST OF REAL PROPERTY

I give, devise and bequeath to my children, VICTORIA CALDWELL, WILLIAM H. CHAMBERS, III, and SHIRLEY ANN GRIFFIN, and my grandchildren, TYGIMA ANN STEELE, JAMES E. CRENSHAW and LIANA SAWYERS, all interest in the property located at 3021 Hummingbird Drive, Nashville, Tennessee, in equal shares.

and no further or otherwise, the "Grantor", for the purposes of memorializing the transfer of ownership of the below described property to Grantees, Grantor does hereby quitclaim, transfer, and convey unto **VICTORIA E. CALDWELL, WILLIAM H. CHAMBERS, III, SHIRLEY ANN GRIFFIN, TYGIMA ANN STEELE, JAMES E. CRENSHAW, AND LIANA SAWYERS MAXWELL**, all interest in the property located at 3021 Hummingbird Drive, Nashville, Tennessee more particularly described on **Exhibit A** attached hereto and incorporated herein by this reference, together with all attendant and appurtenant interests, rights, and hereditaments associated therewith, the property.

This is the same description as in the previous deed.

This being the same property described in the Last Will and Testament of Robert L. Pryor recorded in Will Book 230, page 464, Probate Court for Davidson County, Tennessee and recorded as Instrument 200003300032045 with the Davidson County Register of Deeds on March 30, 2000.

This being the same property described in the Affidavit of Heirship recorded as Instrument 200004040033466 with the Davidson County Register of Deeds on April 4, 2000.

This conveyance is subject to all liens, restrictions, and other matters of record.

This is improved property located at 3021 Hummingbird Drive, Nashville, Tennessee 37218.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor, this the 21st day of November, 2023.

GRANTOR:

Victoria E. Caldwell

VICTORIA E. CALDWELL
Estate of Cora Ella Pryor Deceased

S. TUCKER JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **VICTORIA E. CALDWELL**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he/she executed the forgoing instrument as Executor of the Estate of Cora Ella Pryor, deceased, as evidenced by the Letters Testamentary filed under Docket No. 23P686, Seventh Circuit Probate Court of Davidson County, Tennessee.

Witness my hand and official seal at Davidson County, Tennessee this 21st day of November, 2023.

S. Tucker Jones

NOTARY PUBLIC
My Commission Expires: 5-5-25

EXHIBIT A

PROPERTY DESCRIPTION

Being Lot No. 215 on the Plan of Treppard Heights, Section 1 of record in Book 2663, page 64, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert L. Pryor by warranty deed from Willie Jefferson, Jr., and wife, Harolyn W. Jefferson of record in Book 5219, page 327, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2752, page 213, said Register's Office Public utility easements and setback lines of record in Plat Book 2663, page 64 said Register's Office.

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

This is the same description as in the previous deed.

This is improved property commonly known as **3021 Hummingbird Drive, Nashville, Tennessee 37218.**