Karen Johnson Davidson County
Batch# 1077008 DEEDQC
11/30/2023 03:51:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231130-0092649

THIS INSTRUMENT PREPARED BY:
Amanda Moore, Esq.
TENNESSEE CENTER FOR ESTATE & ELDER LAW, PLLC
718 South Church Street
Murfreesboro, TN 37130

EXECUTOR'S DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL.
John Jacob Robinson 7273 Cedar Grove Road Murfreesboro, TN 37127	John Jacob Robinson 7273 Cedar Grove Road Murfreesboro, TN 37127	061-06-0 104.00

KNOW ALL PERSONS BY THESE PRESENTS that John Jacob Robinson, the duly appointed Executor of the Estate of Maggie Dell Lain, deceased, which estate is being administered in the Probate Court of Rutherford County, Tennessee, at Murfreesboro, for good and valuable consideration received, the receipt of which is hereby acknowledged, and in accordance with the distribution of the estate of the deceased, pursuant to the decedent's Last Will and Testament, which was duly admitted to Probate in the Probate Court of Rutherford County and which is recorded in that county's records in Will Book 80, Page 358, hereby releases, remises, and forever quitclaims unto John Jacob Robinson, all the right, title, and interest of the decedent in and to that certain property located and situated in the 12th Civil District of Davidson County, State of Tennessee, and described as follows, to-wit:

> SITUATED in District No. twelve (12) Civil District of Davidson County, Tennessee and being the northerly 50 feet of Lot No. 120 and the southerly 25 feet of Lot No. 121 on the Plan of Maplewood Heights Subdivision, as a record in Book 547, page 77 and 78 in the Register's Office for Davidson County, Tennessee, to which deed specific reference is hereby made for a more particular description and is further described by metes and bounds as follows:
>
> SAID PARTS of said Lots Nos. 120 and 121 front together 75 feet on the easterly side of Edwards Avenue and extend back between parallel lines 300 feet to a dead line.
>
> THIS BEING THE SAME property conveyed to Maggie Dell Lain by Quitclaim Deed from John Ronald Lain dated August 5, 2009, and recorded on August 17,

2009, as instrument number 20090817-0076937 in the Register's Office for Davidson County, Tennessee.
THIS CONVEYANCE is made subject to applicable easements and restrictions of record.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

WITNESS MY HAND on the 30 day of Nov. 2, 2023.

ESTATE OF MAGGIE DELL LAIN

John J. Robinson
John Jacob Robinson, Executor

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Before me, a notary public in and for the state and county aforesaid, personally appeared John Jacob Robinson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Executor of the Estate of Maggie Dell Lain, and he, as such, executed the foregoing instrument for the purposes therein contained.

Sworn to and subscribed before me this 30 day of November, 2023.

Notary Public

My commission expires: 05/18/25

THOMAS DRAKE USELTON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 05-18-2

OATH OF VALUE

This Executor's Deed is exempt from the recordation tax pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(D): "No such tax shall be levied on the transfer of any real estate where such: ... are deeds executed by an executor to implement a testamentary devise." Because this transaction is exempt from tax, pursuant to Tenn. Code Ann. § 67-4-409(a)(5), no oath of value is required: "No oath of value shall be required in any transaction that is exempt from tax."

Certificate of Authenticity

I, **Amanda Moore**, do hereby make an 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 **11/30/2023.**

Amanda Moore

Name: **Amanda Moore**
Title: **Authorized Agent**
Date **11/30/2023**

STATE OF Tennessee
COUNTY OF **Rutherford**

Sworn to and subscribed before me on **11/30/2023.**

Brooke C. Travis

Notary Public: **Brooke C. Travis**
My Commission Expires: **08/19/2024**

