Karen Johnson Davidson County
Batch# 1077225 DEEDQC
12/01/2023 02:23:42 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20231201-0092936

New Owner:
Jonathan Pinkerton
Sylvia Russell
Otis Pinkerton
3117 PONY RIDGE WAY
ANTIOCH, TN 37013

This Instrument Prepared by:
Alexandria D. Hurst
VANCE LAW OFFICE, P.L.L.C.
224 West Main Street
Watertown, Tennessee 37184
Phone: (615) 237-9338

Send Tax Bills to:
NEW OWNER
Jonathan Pinkerton
3117 Pony Ridge Way
Antioch, TN 37013

Based on Information provided by the parties. *No representations or warranty is made by the preparer as to the accuracy of anything set forth herein.*

Address: 116 Walters Court
Nashville, TN 37218
Map and Parcel : 069 04 0 141.00
Zone: 4
Neighborhood: 3533

The parties have specifically waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

EXECUTOR'S DEED

For the express purpose of making a conveyance to create a fee simple title for good and valuable consideration, and no monetary consideration, your Executor states as follows:

LOUISE PINKERTON died on May 31, 2019, leaving a Will dated January 18, 2000. The Will was admitted to probate on August 29, 2019, in the Probate Court for Davidson County, Tennessee, Docket No. 19P 1431. The Will named **JONATHAN PINKERTON** as Executor. The Executor is duly qualified. All debts of the Decedent have been paid. The Executor by signing this Deed releases any right the Executor has to recover this property in the event of subsequent insolvency of this Estate.

In accordance with the provisions of the Will of **LOUISE PINKERTON** the Executor quitclaims to **JONATHAN PINKERTON, SYLVIA RUSSELL,** and **OTIS PINKERTON** as joint tenants with right of survivorship all right, title and interest in the following described tract or parcel lying and being situated in Davidson County, Tennessee, bounded and described as follows:

> Land in Davidson County, Tennessee being Lot No. 171 on the Plan of Haynes Park Subdivision, Section 2, as of record in Book 4460, page 51, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 171 fronts 42.42 feet on the westerly side of Walters Court and runs back between lines, 122.39 feet on the southerly side and 134.73 feet on the northerly side, to a broken line in the rear on which it measures 161 feet thereon.
>
> Being part of the same property conveyed to Louise D. Pinkerton by deed from W. L. Bainbridge Company of record in Book 4632, Page 243, said Register's Office.

This conveyance is subject to taxes for the year 2023 and subsequent years and all matters of record including restrictions, declarations, easements, dedications,

agreements, memorandums, and easements, as shown of record in the Register's Office for Davidson County, Tennessee.

This transfer is by Quitclaim and no warranties are made as to the status of title.

WITNESS my hand this 22nd day of November, 2023.

ESTATE OF LOUISE PINKERTON

By: _____
JONATHAN PINKERTON, Executor

STATE OF TENNESSEE]
COUNTY OF Williamson]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JONATHAN PINKERTON**, 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 executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 22nd day of November, 2023.

_____
NOTARY PUBLIC

My Commission Expires:
09/14/27

JACKSON TSUKAHARA
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 14, 2027
WILLIAMSON COUNTY

The actual consideration or value, whichever is greater, is $0.00.

Because this deed is being used to evidence distribution of the property to a beneficiary, this transfer is exempt from state transfer taxes under the provisions of § 67-4-409, et seq, of the Tennessee Code Annotated.