RG mc

Karen Johnson
Batch # 1089576
01/08/2024 02:51:27 PM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDWARR
4 pgs
20240108-0001585

This Instrument Prepared By:
Alan C. Housholder, Attorney
102 Woodmont Boulevard, Suite 510
Nashville, TN 37205

EXECUTRIX'S DEED

Address New Owner as:	Send Tax Bills To:	Map/Parcel Number:
Casey Cantrell, Trustee of the Maymee Miller Cantrell Testamentary Trust Under the Will of Maymee Miller Cantrell 114 Beverly Hills Drive Waverly, TN 37185	Same	Map 26-14 Parcels 20 - 21 Map 34-2 Parcels 1, 91, 94

STATE OF TENNESSEE)
COUNTY OF Humphreys)

LISA W. CARNAHAN NOTARY PUBLIC STATE OF TENNESSEE HUMPHREYS CO. TENN.

This transfer is exempt from taxation pursuant to T.C.A. 67-4-409(a)(3)(D).

X Casey M. Cantrell
Affiant

Subscribed and sworn to before me this 27th day of December, 2023.

Lisa W. Carnahan
Notary Public

My Commission Expires: August 31, 2027

WHEREAS, Maymee Miller Cantrell (the "Decedent") died on May 31, 2021 and Decedent's Last Will and Testament (the "Will") dated September 5, 2017 was admitted to probate on June 14, 2021, in Case No. P-2573-21 in the Probate Court For Humphreys County, Tennessee ;

WHEREAS, Casey Cantrell was duly appointed Executrix (the "Executrix") of the Decedent's Estate (the "Estate") under the Will; and

WHEREAS, pursuant to the Will, an undivided interest in certain real property located in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by this reference (the "Property") is devised to Casey Cantrell, Trustee of the Maymee Miller Cantrell Testamentary Trust under the Will of Maymee Miller Cantrell, the Executrix of which desires that her one-half interest in the property deeded to Maymee Miller Cantrell be conveyed to the Maymee Miller Cantrell Testamentary Trust under the Will of Maymee Miller Cantrell, Casey Cantrell, Trustee.

WHEREAS, the Executrix desires to convey all of the Decedent's right, title and

interest in and to the Property in accordance with the Will.

NOW, THEREFORE, in consideration of the foregoing premises and no other monetary consideration, the Executrix hereby transfers and conveys all of the Estate's right, title and interest in the Property to Casey Cantrell, Trustee of the Maymee Miller Cantrell Testamentary Trust under the Will of Maymee Miller Cantrell.

The Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

This is an undivided one-half interest in improved property located at 801, 803, 805, 807, 809, and 813 Rivergate Parkway, Madison, Tennessee.

The Property is the same undivided one-half interest in real property conveyed to Maymee Miller Cantrell by quitclaim deed from Cantrell Family Partnership, L.P. of record in instrument 20091231-0118978, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Beneficiary, its successors and assigns, forever; and the Executrix hereby transfers, assigns, and sets over unto the Beneficiary, all of the Estate's right, title and interest in the said Property with full benefit of the Executrix's warranties to the maximum extent that she can or should do as Executrix, but not further or otherwise.

IN WITNESS WHEREOF, the Executrix has executed this instrument this 27th day of December, 2023.

Estate of Maymee Miller Cantrell

X Casey Cantrell executrix

By: Casey Cantrell, Executrix

STATE OF TENNESSEE)
COUNTY OF Humphreys)

Personally appeared before me, a Notary Public in and for said State and County, Casey Cantrell, who upon oath acknowledged that she is the Executrix of the Estate of Maymee Miller Cantrell, deceased (the "Estate"), the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Waverly, Tennessee, this 27th day of December, 2023.

LISA W. CARNAHAN STATE OF TENNESSEE NOTARY PUBLIC HUMPHREYS CO. TENN.

Lisa W. Carnahan

Notary Public

My Commission Expires: August 21, 2027

EXHIBIT A

Tract I.

LOT No. 1 on the plan of Section One, Echo Meadows Re-development, of record in Book 5060, page 89, Register's Office for said County.

SAID Lot No. 1 fronts 135.00 feet on the westerly margin of Two Mile Parkway and extends back 291.10 feet on the southerly line, which is a broken line, and 194.51 feet on the northerly line to a dead line in the rear, measuring 147.66 feet thereon.

Tract II.

LOT No. 2 on the plan of Section Two, Echo Meadows Re-development, of record in Book 5060, page 151, Register's Office for said County.

SAID Lot No. 2, which is a corner lot, fronts 125.0 feet on the westerly margin of Two Mile Parkway and fronts 117.00 feet on the northerly margin of Blue Bird Drive, said frontages being joined by a curve having a length of 39.27 feet, and extends back 167.88 feet on the westerly line and 181.50 feet on the northerly line to a point of intersection.

Tract III.

LOT No. 4 on the plan of Section Three, Echo Meadows Re-development, of record in Book 5190, page 89, Register's Office for said County.

SAID Lot No. 4 fronts 140.00 feet on the westerly margin of Two Mile Parkway and extends back 189.12 feet on the northerly line and 194.51 feet on the southerly line to a broken line in the rear, measuring 143.64 feet thereon.

Tract IV.

LOT No. 5 on the plan of Section Four Revised, Echo Meadows Re-development, of record in Book 5190, page 222, Register's Office for said County.

SAID Lot No. 5, which is a corner lot, fronts 96.13 feet on the westerly margin of Two Mile Parkway and fronts 174.00 feet on the southerly margin of Wren Road, said frontages being joined by a curve having a length of 40.26 feet, and extends back 122.00 feet on the westerly line and 195.55 feet on the southerly line to a point of intersection.

Tract V.

LOT No. 6 on the plan of Section Four, Revised, Echo Meadows Re-development, of record in Book 5190, page 222, Register's Office for said County.

SAID Lot No. 6 fronts 112.87 feet on the westerly margin of Two Mile Parkway and

extends back 195.55 feet on the northerly line and 191.51 feet on the southerly line to a dead line in the rear, measuring 106.27 feet thereon.

Tract VI.

LOT No. 7 on the plan of Section Four Revised, Echo Meadows Re-development of record in Book 5190, page 222, Register's Office for said County.

SAID Lot No. 7 fronts 78.00 feet on the westerly margin of Two Mile Parkway and extends back 191.51 feet on the northerly line and 188.64 feet on the southerly line to a dead line in the rear, measuring 78.04 feet thereon.

All tracts being the same property conveyed to Cantrell Family Partnership, L.P. by deed from Maymee Miller Cantrell of record in instrument 20050107-0002756 and an undivided one-half interest in real property conveyed by Cantrell Family Partnership, L.P. to Maymee Cantrell of record in instrument 20091231-0118978, all in the Register's Office in Davidson County, Tennessee. Maymee Miller Cantrell died testate on May 31, 2021 devising said property to the Maymee Miller Cantrell Revocable Trust in Will Book FF, page 94, in the Chancery Court Clerk's Office for Humphreys County, Tennessee.