This Instrument Was Prepared By:
David Bate Parsons
Attorney At Law
323 Union Street, Suite 300
Nashville, TN 37201

This Transfer Is Exempt From Real Estate Transfer Tax Pursuant To T.C.A. § 67-4-409(a)(1)(C)(iv) As A Transfer Made To Implement A Testamentary Devise. Further, T.C.A. § 67-4-409(a)(1)(E) Provides That A Valuation Oath Is Unnecessary.

Address New Owner And Send Tax Bills To:

Anita D. Weimar, Trustee Of The James B. Weimar TUW FBO Anita D. Weimar
1870 Wilson Pike
Franklin, TN 37067-7506

Parcel ID 079 00 0 062.00

Karen Johnson
Batch # 1090958
01/12/2024 09:00:56 AM
Fees: $22.00 Taxes: $0.00

Davidson County
DEEDQC
4 pgs

20240112-0002657

EXECUTOR'S DEED

KNOW ALL MEN BY THESE PRESENTS, that **Anita D. Weimar, executrix of the estate of James B. Weimar, deceased** (hereinafter referred to as "the Grantor"), for and in consideration of the sum of Ten and No/100's Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, and in connection with a distribution from the estate of James B. Weimar, deceased, the decedent's last will and testament having been duly admitted to probate before the Chancery Court for Williamson County, Tennessee, Case Number P8489, has bargained and sold and hereby remises, releases and forever quitclaims unto **Anita D. Weimar, trustee of the James B. Weimar TUW FBO Anita D. Weimar**, her successors and assigns, all of the executrix's right, title and interest in and to a certain tract or parcel of land situated in Davidson County, Tennessee (which tract or parcel of land is hereinafter referred to as "the Property"), and described in Exhibit A attached hereto and incorporated herein by this reference,

together with the appurtenances, hereditaments, estate, title and interest thereto appertaining.

The Property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the Property.

IN WITNESS WHEREOF, the Grantor has executed this Executor's Deed on this the 28th day of December, 2023.

x Anita D Weimar

Anita D. Weimar, Executrix Of The Estate Of James B. Weimar

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, **David Bate Parsons**, a Notary Public in and for said State and County, the within named **Anita D. Weimar, executrix of the estate of James B. Weimar, deceased**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she, **as executrix**, executed the within instrument for the purposes therein contained.

WITNESS my hand and notarial seal at Franklin, Tennessee, this the 28th day of December, 2023.

DAVID BATE PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public For The State Of Tennessee

My Commission Expires: March 25, 2026

EXHIBIT A

PROPERTY DESCRIPTION

A certain tract or parcel of land situated in the First Civil District of Nashville, Davidson County, Tennessee, bounded and described as follows:

Beginning at a point in the westerly margin of Centennial Boulevard, said point being N 15° 08' 09" W, 127.00 feet from a concrete monument in the division line of Cockrill Bend Associates of record in Book 5802, Page 763, Register's Office for Davidson County, Tennessee, and Jerald Doochin, *et. al.*, of record in Book 4701, Page 761, Register's Office for Davidson County, Tennessee, said point of beginning also being in the northerly line of a 60-foot wide private drive and utility easement of record in Book 5843, Page 830, Register's Office for Davidson County, Tennessee, and in the southerly line of a 50-foot wide railroad easement of record in Book 5640, Page 740, Register's Office for Davidson County, Tennessee;

Thence, leaving Centennial Boulevard, with said private drive and utility easement and with a curve to the right having a central angle of 33° 09' 39", a radius of 503.34 feet and a distance of 291.32 feet to a point;

Thence, N 77° 03' 59" W, 8.70 feet to a point;

Thence, leaving said private drive and utility easement, with a severance line through the State of Tennessee property, N 04° 42' 15" W, 281.43 feet to a point;

Thence, N 71° 37' 18" E, 231.61 feet to a point in the westerly margin of Centennial Boulevard;

Thence, in a southerly direction, with said margin and a curve to the right having a central angle of 03° 14' 33", a radius of 4533.66 feet and a distance of 256.57 feet to a point;

Thence, continuing with said margin, S 15° 08' 09" E, 93.43 feet to the point of beginning.

Containing 87,120 square feet or 2.00 acres, more or less.

The above-described tract is subject to a 50-foot wide railroad easement of record in Book 5640, Page 740, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James B. Weimar and wife, Anita D. Weimar, by Quitclaim Deed from the State of Tennessee, of record in Book 6535, Pages 206-208, Register's Office for Davidson County, Tennessee; and further being the same property conveyed solely to James B. Weimar by Quitclaim Deed from wife, Anita D. Weimar, terminating a tenancy by the entirety in said property and vesting title solely in James B. Weimar, of record in Instrument Number 20151026-0108495, Register's Office for Davidson County, Tennessee.

This improved real property is generally known as 7281 Centennial Boulevard, Nashville, Davidson County, Tennessee 37209.

James B. Weimar died on January 25, 2016. The last will and testament of James B. Weimar was admitted to probate on April 12, 2016, by the Chancery Court of Williamson County, Tennessee, Case Number P8489, and is of record under that Case Number in the Chancery Court Clerk & Master's Office for Williamson County, Tennessee.

Anita D. Weimar was appointed as executrix of the estate of James B. Weimar by the Chancery Court of Williamson County, Tennessee; and Anita D. Weimar continues to serve as the executrix of the estate.