Karen Johnson Davidson County
Batch # 1092301 DEEDQC
01/23/2024 10:34:53 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240123-0003921

This instrument prepared by:
W. Edward Porter IV, Attorney at Law
121 East Cedar Street
Goodlettsville, Tennessee 37072

THIS INSTRUMENT DOES NOT CONSTITUTE A WARRANTY OF TITLE, COVENANTS, DESCRIPTIONS OR ANY OTHER INFORMATION CONTAINED HEREIN.

Grantee(s): Cynthia Suggs & Alisa Rheanne Brainerd
Send tax notice to: 203R Graves Road, Goodlettsville, TN 37072

EXECUTOR'S DEED

In order to provide muniment of title and for other valuable consideration received, the receipt of which is hereby acknowledged, I, Cynthia Suggs, Executor for the estate of William Anthony Blocker, Davidson County Probate Court Docket Number 23P2009, pursuant to LETTERS TESTAMENTARY, issued on November 20, 2023 and recorded in THE OFFICE OF THE PROBATE COURT in Davidson County, and in order to carry out the Last Will and Testament of William Anthony Blocker, for and on behalf of the Estate, for the purpose of serving as a muniment of title and further evidencing the divestiture of title in and to the premises hereinafter described from the aforesaid Estate, or any person or entity claiming by, under, or through the title of William Anthony Blocker do hereby devise, release, grant, bargain, sell, convey and forever quitclaim to Cynthia Suggs and Alisa Rheanne Brainerd and their heirs and assigns forever, to hold as joint tenants the real property located in Davidson County, Tennessee, to wit:

Land in the Metropolitan Nashville-Davidson County, Tennessee, being Lot No. 27 on the Plan of Final Plat, Section One, Emerald Cove, a Planned Unit Development, of record in Plat Book 6900, Page 629 through 631, inclusive, amended in Book 9112, Page 29, in the Registers Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William Anthony Blocker, by virtue of Warranty Deed dated April 5, 2023 at Instrument No. 20230410-0025635 in the Register's Office of Davidson County, Tennessee. Being the same property previously conveyed to Calvin Garland Taylor, by virtue of that certain Divorce Decree Deed recorded April 29, 2021, and being of record at Instrument No. 20210429-0057659 in the said Register's Office. Being the same property previously conveyed to Calvin Garland Taylor and Judy Carol Taylor, husband and wife, by virtue of Warranty Deed dated October 26, 2018 at Instrument No. 20181029-0106858 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This Deed is prepared from information of prior deeds furnished by Grantor in which no title search of Davidson County records was performed, nor title opinion given.
This improved property known as 108 Mavella Court, Goodlettsville, Tennessee 37072.

WITNESS my hand on this 22 day of Jan, 2024

MISTY COFFEY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Estate of William Anthony Blocker, Deceased
Docket No. 23P2009
Davidson County
Probate Court

BY: Cynthia Suggs, Executor
Cynthia Suggs, Executor

STATE OF TENNESSEE
COUNTY OF Davidson

On this 22 day of Jan, 2024, before me, Misty Coffey, Notary Public at Large in and for The State of Tennessee, personally appeared Cynthia Suggs with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument as her free act and deed and for the purposes therein contained.

Misty Coffey
Notary Public at Large

My Commission Expires 9/21/27.

OATH OF ACTUAL CONSIDERATION PURSUANT TO T.C.A. 67-4-409(a)(4)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, hereby offering this instrument for recording within the meaning of the statutes of the State of Tennessee, under Tennessee Code Annotated Section 67-4-409(a)(4), hereby swear or affirm that the actual consideration for this transfer is $-0-.

Affiant

Sworn to and subscribed before me this ____ day of _____, 20___.

Notary Public at Large

My Commission Expires_____.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Cynthia Suggs, **Affiant**
Subscribed and sworn before me this the
23 **Day of** January, 2024.
Brandi Wells, **Deputy Register**