ADDRESS NEW OWNER:
Teresa Y. Dotts
Cynthia J. Flatt
Clifton J. Judd, III
108 Iris Ave.
Old Hickory, TN 37138

Karen Johnson Davidson County
Batch # 1095667 DEEDQC
01/30/2024 08:12:27 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240130-0006284

SEND TAX BILLS:
Same as above

Map & Parcel: 064 13 0 063.01

EXECUTOR DEED

CYNTHIA J. FLATT, EXECUTRIX OF THE ESTATE OF FREDA JEAN JUDD, ("Grantor") by the power conferred by Letters Testamentary, State of Tennessee, Probate Court of Pilson County at Lebanon, Docket number 21-P-2381, and every other power, conveys and quitclaims in accordance with the Last Will and Testament of Freda Jean Judd, in fee simple absolute unto **Teresa Y. Dotts, Cynthia J. Flatt, and Clifton J. Judd, III,** ("Grantees") as tenants in common, their heirs and assigns, a certain tract or parcel of land in the Fourth Civil District of Davidson County, State of Tennessee, more particularly described as follows, to wit:

Beginning at an iron pin located 85 feet west of the intersection of Second Street and Wood Street in the southerly margin of Second Street and running thence South 17° 15" east150 feet to an iron pin; thence South 70 15' west 65 feet to an iron pin in an alley: thence North 17° 15' west 150 feet to an iron pin; thence North 70° 15' east along the southerly margin of Second Street to the point of beginning.

Being part of the same property conveyed to C.J. Judd and Wife, Catherine L. Judd, by deed of R.W. Smith and wife, Dora Alice Smith, of record in Book 831, Page 500, Register's Office for Davidson County.

Being the same property conveyed to Clifton Judd, Jr. and wife, Freda J. Judd by Deed from Catherine L. Judd, a widow, dated August 12, 1953 and recorded in Deed Book 2156, Page 316, Instrument/Case No. 17195 in the County Clerk's Office.

This is improved property known as 107 2nd Street, Old Hickory, Tennessee 37138.

This conveyance is made subject to any and all restrictive covenants, easements, and setback lines that are applicable to the above-described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

240125j

This instrument was prepared based on information furnished by parties. The preparer makes no representations or warranties as to the correctness thereof or the status of the title to the property described herein.

Witness my hand this 29th of January 2024.

Cynthia J. Flatt

CYNTHIA J. FLATT, Executrix
Of the Estate of Freda Jean Judd

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cynthia J. Flatt, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

Witness my hand and official seal at office this 29 day of January 2024.

Jacquie Burkhart

NOTARY PUBLIC

JACQUIE BURKHART NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY MY COMMISSION EXPIRES MARCH 19, 2025

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is NONE.

YANCY BELCHER, Affiant

Subscribed and sworn to before me this 29 day of January 2024.

Jacquie Burkhart

NOTARY PUBLIC

JACQUIE BURKHART NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY MY COMMISSION EXPIRES MARCH 19, 2025

This Instrument Prepared by:

YANCY BELCHER #21158
2306 North Mount Juliet Road
Mount Juliet, Tennessee 37122
615.773.2889

240125j