Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from information supplied by the parties.

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

New Owners:

Stephanie J. Justus
801 Spinn Street
Brenham, TX 77833

Carolyn Justus Ryan
120 W 7th Street
Port Angeles, WA 98362

Send tax notice to:

Stephanie J. Justus
801 Spinn Street
Brenham, TX 77833

Map and Parcel No.: 116-7 12

Karen Johnson Davidson County
Batch# 1103255 DEEDQC
02/21/2024 11:15:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240221-0011862

EXECUTOR'S DEED

We, Stephanie J. Justus, and Carolyn Justus Ryan, Co-Executrices of the Estate of William H. Justus ("Grantor"), appointed by the Davidson County Probate Court, File No. 23P2376, and pursuant to the authority granted us under Item 2(A)(2) of the decedent's Last Will and Testament, do hereby devise, release, grant, bargain, sell, convey and forever quitclaim, convey and transfer equally to Stephanie J. Justus and to Carolyn Justus Ryan ("Grantee"), their heirs and assigns, as tenants in common, all of the Estate's interest in the following described tract of land in Davidson County, Tennessee:

> Being the easterly part of Lot No. 11 of Block "D" on the Map of the Subdivision of the Malone Property, called Honeywood, not of record and described according to a copy of a survey thereof made by William Collier Parrish, Assoc. Civil Engineers, dated February 23, 1960, as follows:
>
> Beginning at a point in the southerly margin of Malone Avenue at an iron pin which is 50 feet east of an iron pin set at the original corner of Lots 10 and 11; thence with the margin of Malone Avenue, easterly 175 feet to an iron pin at the beginning of a curve; thence around said curve, southwesterly 39.3 feet to an iron pin in the easterly margin of Sunnyside Drive; thence with the margin of said

Drive, southerly 175 feet to an iron pipe at the corner of Lots 11 and 12; thence with the line between said lots, westerly 200 feet to an iron pipe which is 50 feet east of the corner of Lots 10 and 11; thence northerly 200 feet to the point of beginning.

Description is taken from prior deed of record. This improved property is known as 401 Sunnyside Drive, Nashville, TN 37205.

The previous and last instrument and prior title is a quitclaim deed from Virginia O. Justus to William J. Justus, recorded at Book 10027, Page 604, Register's Office in Davidson County, Tennessee. Being the same property conveyed to William H. Justus and wife Virginia O. Justus by deed from Justin P. Wilson and wife, Donna Danner Wilson, as of record in Book 5640, Page 1, said register's office.

No survey, no title examination, and no title insurance has been made or acquired for this transfer.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on the 13 day of February, 2024.

ESTATE OF WILLIAM H. JUSTUS, DECEASED

BY: _____
Stephanie J. Justus, Co-Executrix

STATE OF Texas
COUNTY OF Washington

Stephanie J. Justus, Co-Executrix, personally appeared before the undersigned, a Notary Public in and for said county and state, and with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument as her free act and deed for the purposes therein contained.

Witness my hand and official seal this 13th day of February, 2024.

_____
Notary Public

My Commission Expires: 05/03/2027

DANIEL JORDAN GASKAMP
Notary Public, State of Texas
Comm. Expires 05-03-2027
Notary ID 132001732

STEPHANIE HENDRICKSON
Notary Public
State of Washington
Commission # 22010069
My Comm. Expires Mar 13, 2026

ESTATE OF WILLIAM H. JUSTUS, DECEASED

BY: _____
Carolyn Justus Ryan, Co-Executrix

STATE OF Washington
COUNTY OF Clallam

Carolyn Justus Ryan, Co-Executrix, personally appeared before the undersigned, a Notary Public in and for said county and state, and with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument as her free act and deed for the purposes therein contained.

Witness my hand and official seal this 13 day of February, 2024.

Stephanie Hendrickson
Notary Public

My Commission Expires: March 13, 2026

Pursuant to T.C. A. § 67-4-409(a) this real estate transfer is exempt from tax and therefore no oath of value is required.

CERTIFICATE OF AUTHENTICITY

I, Alexander S. Fasching, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for recordation herewith and that this electronic document is a true and exact copy of the original document executed on February 13, 2024 and authenticated according to law on February 15, 2024.

Affiant Signature

Dated: 2/15, 2024

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 15th day of February, 2024.

Notary's Signature

My Commission Expires: July 13, 2024

Notary's Seal:

