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 Owner: Claudius F. Johns, III
463 SW Dyal Ave.
Lake City, FL 32024

Send tax notice to: New Owner

Map and Parcel No.: Map 114, Parcel 300

Karen Johnson Davidson County
Batch# 1103367 DEEDQC
02/21/2024 03:38:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240221-0012006

EXECUTOR'S DEED

I, Claudius F. Johns, III, Executor of the Estate of Christopher Johns ("Grantor"), appointed by the Davidson County Probate Court, File No. 22P1091, and pursuant to the authority granted me under Item 4(c) of the decedent's Last Will and Testament, do hereby devise, release, grant, bargain, sell, convey and forever quitclaim, convey and transfer to Claudius F. Johns, III, individually ("Grantee"), his heirs and assigns, all of the Estate's interest in the following described tract of land in Davidson County, Tennessee:

> Being Lot 93, as shown on the Plan of Section Four, Westchase, of record in Instrument No. 20040728-0089866, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description. Being the same property conveyed to Christopher Johns from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes by Warranty Deed dated October 21, 2004 and recorded under Instrument Number 20041027-0129204, Register's Office for Davidson County, Tennessee. This conveyance is made subject to the items contained therein and are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Description is taken from prior deed of record. This improved property is known as 1112 Wildwind Court, Nashville, TN 37209.

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

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on the 15th day of February, 2024.

ESTATE OF CHRISTOPHER JOHNS, DECEASED

BY: Claudius F. Johns, III, Executor
Claudius F. Johns, III, Executor

STATE OF Florida

COUNTY OF Columbia

Claudius F. Johns, III, Executor, 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 he executed the within instrument as his free act and deed for the purposes therein contained.

Witness my hand and official seal this 15th day of February, 2024.

Notary Public

My Commission Expires: July 31st 2024

BELINDA K GROSS
Notary Public - State of Florida
Commission # HH 254510
My Comm. Expires Jul 31, 2024
Bonded through National Notary Assn.

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 2/15/2024 and authenticated according to law on 2/16/2024.

Affiant Signature

Dated: Feb. 16, 2024

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 16th day of February, 2024.

Notary's Signature

My Commission Expires: July 13, 2024

Notary's Seal:

