Karen Johnson
Batch # 1107234
03/04/2024 11:10:29 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240304-0014799

This instrument prepared by:

Rebekah L. Shulman
SHACKEFORD BOWEN MCKINLEY NORTON, LLP
1 Music Circe South, Suite 300
Nashville, Tennessee 37203

Grantee(s): Christopher C. Word

Send tax notice to: Christopher C. Word
7421 River Park Drive
Nashville, Tennessee 37221

Map Parcel Number: 155 03 0B 021.00

CO-EXECUTOR'S DEED

In order to provide muniment of title and for other valuable consideration received, the receipt of which is hereby acknowledged, I, **Jay S. Bowen**, Co-Executor for the **Estate of John C. Word**, Davidson County Probate Docket Number 23P-419, pursuant to LETTERS TESTAMENTARY, issued on March 8, 2023 and recorded in THE OFFICE OF THE CLERK & MASTER in Davidson County, and in order to carry out the provisions of the laws of Descent and Distribution, 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 **John C. Word** do hereby devise, release, grant, bargain, sell, convey and forever quitclaim to **Christopher C. Word**, individually, and his heirs and assigns forever, the real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of River Park Estates, of record in Book 6250, Page 658, corrected in Book 6785, Page 427, amended in Book 6830, Page 806, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stormy A. Walker and Jean Walker by deed from Leoni C. Sidlowe and husband, David Sidlowe, dated October 21, 2005, recorded October 25, 2005, in Instrument No. 20051025-0128507, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7421 River Park Drive, Nashville, TN 37221

The previous and last instrument and prior title is a deed recorded in **BOOK 20110210, PAGE 0019131** in the Register's Office in Davidson County, Tennessee. No survey, no title examination, and no title insurance has been made or acquired for this transfer.

WITNESS my hand on this 27th day of February, 2024.

Estate of John C. Word, Deceased
Docket No. 23P-419, Davidson Co. Probate Court

BY: _____
Jay S. Bowen, Co-Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of February, 2024, before me, Notary Public at Large in and for The State of Tennessee, personally appeared **JAY S. BOWEN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument as his free act and deed and for the purposes therein contained.

My Commission Expires 12-3-24

_____
Notary Public at Large

ADRIANNA L. COCHRANE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **CHRISTOPHER COLE WORD and JAY S. BOWEN** DOCKET NO: **23P419**

*It appearing to the Court that **JOHN COLE WORD** has died leaving a written Will in which you are appointed **Co-Executors** and which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you;*

*THESE ARE, THEREFORE, to empower you, the said **CHRISTOPHER COLE WORD and JAY S. BOWEN**, to enter upon the execution of said Will, and take into your possession all of the property, and to make, within **sixty (60) days** from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.*

*WITNESS Joseph P. Day, Clerk of the Probate Court, at office, this **March 8th, 2023**.*

JOSEPH P. DAY, Clerk

_____ D.C.

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, JOSEPH P. DAY, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of the Letters Testamentary issued to **CHRISTOPHER COLE WORD and JAY S. BOWEN** as **Co-Executors** of the estate of **JOHN COLE WORD**, deceased, and I do further certify that **CHRISTOPHER COLE WORD and JAY S. BOWEN** are still acting **Co-Executors** of the estate of **JOHN COLE WORD** and all acts as such are entitled to full faith and credit as it appears from the official record in my office in Nashville, Tennessee, this the 8th day of March, 2023.

JOSEPH P. DAY, Clerk

_____ D.C.