Karen Johnson Davidson County
Batch# 1107593 DEEDQC
03/05/2024 02:52:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240305-0015374

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual consideration for this transfer is NONE ($0.00) (Exempt pursuant to T.C.A. § 67-4-409(a)(4).

_____,
Affiant

Sworn to and subscribed before me this _____

_____ Comm Exp: _____
Notary Public

THOMAS K WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-27-2027

This Instrument Prepared by: Parker T. Brown, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL
EDWIN O. EZELL	SAME AS NEW OWNER	050 14 0 158.00
3213 Wilmoth Ct		
Nashville, TN 37207		

EXECUTOR'S DEED

BE IT KNOWN THAT TERRY J.W. EZELL and NELLIE A. EZELL (being one the same as NELLIE FRANK ANGUS EZELL), husband and wife, purchased the subject property on December 15, 1976, by Warranty Deed of record in Book 5100, Page 456, Register's Office for Davidson County, Tennessee. TERRY J.W. EZELL passed away on August 30, 2017, leaving NELLIE A. EZELL as sole owner. NELLIE A. EZELL passed away on July 24, 2023.

WHEREAS EDWIN O. EZELL is the duly appointed Executor for the ESTATE OF NELLIE FRANK AGNUS EZELL, evidenced by the attached **Exhibit A**, Letters Testamentary for the ESTATE OF NELLIE FRANK AGNUS EZELL, Docket Number 23P1604, which is administered in the Circuit/Probate Court for Davidson County, Tennessee.

PURSUANT to the Last Will and Testament of NELLIE FRANK AGNUS EZELL, of record in the Circuit/Probate Court for Davidson County, Tennessee, Docket Number 23P1604, the subject property is to be conveyed to the sole beneficiary, EDWIN O. EZELL.

THEREFORE FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, EDWIN O. EZELL, Executor for the ESTATE OF NELLIE FRANK AGNUS EZELL, has this date bargained and sold, and does hereby transfer, quitclaim, release and convey any and all interest in which the Decedent and her Estate owns to EDWIN O. EZELL, his heirs and assigns, in that certain parcel in Davidson County, Tennessee, being more particularly

described as follows:

Being Lot No. 338 on the Plan of Parkwood Estates, Section II, of record in Book 3300, page 5, Register's Office for Davidson County, Tennessee.

Said Lot No. 338 fronts 54.1 feet on the northerly margin of Wilmoth Court and extends back 122.4 feet on the westerly line and 159.4 feet on the easterly line, to a line in the rear measuring 199 feet thereon.

Being the same property conveyed to TERRY J. W. EZELL and wife, NELLIE A. EZELL, by GEORGE W. VESTAL and wife, JUDITH MANN VESTAL, by Warranty Deed of record in Book 5100 Page 456, Register's Office for Davidson County, Tennessee.

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

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The property is known as 3213 Wilmoth Court, Nashville, TN 37207

IN WITNESS WHEREOF, the Grantor have caused this instrument to be executed on March 5, 2024.

ESTATE OF NELLIE FRANK AGNUS EZELL

By: Edwin O Ezell
EDWIN O. EZELL, Executor

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named EDWIN O. EZELL, with whom I am personally acquainted, who supplied Letters Testamentary evidencing he is the duly appointed EXECUTOR for the ESTATE OF NELLIE FRANK AGNUS EZELL, by the Circuit/Probate Court for Davidson County, Tennessee, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this MARCH 5, 2024.

NOTARY PUBLIC

My Commission Expires:

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 06-18-2025

Exhibit A

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: EDWIN O EZELL

DOCKET NO: 23P1604

It appearing to the Court that ***NELLIE FRANK AGNUS EZELL*** *has died leaving a written Will in which you are appointed* ***Executor*** *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 ***EDWIN O EZELL,*** *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 ***August 31st, 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 EDWIN O EZELL as Executor of the estate of NELLIE FRANK AGNUS EZELL, deceased, and I do further certify that EDWIN O EZELL is still acting Executor of the estate of NELLIE FRANK AGNUS EZELL 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 31st day of August, 2023

JOSEPH P. DAY, Clerk

_____ D.C.

TRUE COPY CERTIFICATION

I, PARKER T. BROWN, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on MARCH 5, 2024.

PARKER T. BROWN — Date: 3/5/2024

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 5th day of MARCH, 2024.

Notary Public

My Commission Expires: _____

THOMAS K WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-27-2027