Karen Johnson Davidson County
Batch# 1112980 DEEDQC
03/20/2024 10:32:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240320-0019191

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 3/19/24. Notary Public Comm Exp:

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

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

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL
LAURA JEAN EBEL ROBERSON	SAME AS NEW OWNER	102 08 0 094.00
207 Donna Drive		
Madison, TN 37115		

EXECUTOR'S DEED

KNOW ALL PERSONS BY THESE PRESENTS, that LAURA JEAN EBEL ROBERSON is the duly appointed Executrix for the ESTATE OF FRANK J. EBEL III evidenced by the attached **Exhibit A,** Letters Testamentary for the ESTATE OF FRANK J. EBEL III, Docket Number 24P224, which is administered in the Circuit/Probate Court for Davidson County, Tennessee.

PURSUANT to the Last Will and Testament of FRANK J. EBEL III, of record in the Circuit Court for Davidson County, Tennessee, Docket Number 24P224, the subject property is to be conveyed to the sole beneficiary, LAURA JEAN EBEL ROBERSON, Executrix of the ESTATE OF FRANK J. EBEL III.

THEREFORE FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, LAURA JEAN EBEL ROBERSON, Executrix for the ESTATE OF FRANK J. EBEL III, has this date bargained and sold, and does hereby transfer, quitclaim, release and convey any and all interest, in which the Decedent and his Estate owns, to LAURA JEAN EBEL ROBERSON, her heirs and assigns, in that certain parcel in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 285 on the Plan of Section "G", Horton Heights, as of record in Book 2133, Page 85, Register's Office for said County, described as follows:

BEGINNING at a point in the northerly margin of Russleo Drive, common corner of Lots Nos. 284 and 285 on said Plan; thence along the northerly margin of said Drive in a westerly direction 21 feet to a point; thence continuing along said margin of Drive, westerly 225.8 feet to a point, thence northerly 185.9 feet to a point; thence easterly 127.4 feet to a point; thence southerly 229 feet to a point of beginning.

Being the same property conveyed to FRANK J. EBEL III (Frank J. Ebel III having since died), by LAURA JEAN EBEL ROBERSON, Death Trustee for the EBEL LIVING TRUST dated December 9, 1996, by Death Trustee Deed of record in Instrument Number 20210702-0089805, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

The legal description is taken from the prior deed 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 810 Russleo Drive, Nashville, Tennessee 37209.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on the 19th day of March, 2024.

ESTATE OF FRANK J. EBEL III

By: Laura Jean Ebel Roberson
LAURA JEAN EBEL ROBERSON, Executrix

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 LAURA JEAN EBEL ROBERSON, with whom I am personally acquainted, who supplied Letters Testamentary evidencing she is the duly appointed EXECUTRIX for the ESTATE OF FRANK J. EBEL III, by the Circuit Court for Davidson County, Tennessee, and who acknowledged that she executed the within instrument for the purposes therein contained

WITNESS my hand and official seal at Brentwood, Tennessee, this Mar 19, 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: **LAURA JEAN EBEL ROBERSON** DOCKET NO: **24P224**

*It appearing to the Court that **FRANK J EBEL III** has died leaving a written Will in which you are appointed **Executrix** 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 **LAURA JEAN EBEL ROBERSON**, 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 **February 20th, 2024**.*

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 **LAURA JEAN EBEL ROBERSON** as **Executrix** of the estate of **FRANK J EBEL III**, deceased, and I do further certify that **LAURA JEAN EBEL ROBERSON** is still acting **Executrix** of the estate of **FRANK J EBEL III** 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 20 day of Feb, 2024

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 19, 2024.

PARKER T. BROWN 3/19/24 Date

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 19th day of March, 2024.

Notary Public

My Commission Expires:

