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: Lydia Lee Cox
121 Brookfield Ave.
Nashville, TN 37205

Send tax notice to: New Owner

Map and Parcel No.: 130-5-93

Karen Johnson Davidson County
Batch# 1114405 DEEDQC
03/22/2024 03:59:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240322-0020263

EXECUTOR'S DEED

I, Lydia Lee Cox, Executrix of the Estate of Roger Dudley Fish ("Grantor"), appointed by the Davidson County Probate Court, File No. 23P-1768, and pursuant to the authority granted me under the decedent's Last Will and Testament, do hereby devise, release, grant, bargain, sell, convey and forever quitclaim, convey and transfer to Lydia Lee Cox, individually ("Grantee"), her heirs and assigns, all of the Estate's interest in the following described tract of land in Davidson County, Tennessee:

> Being Lot No. 13 of Block "D" on the Second Revised Plan of the Highlands of Belle Meade No., as of record in Book 1130, page 62, Register's Office for Davidson County, Tennessee, and incorporated in this deed by reference and made a part hereof the same as though copied herein.
>
> Said Lot No. 13 fronts 121 feet on the southerly side of West Brookfield Avenue and runs back 169.90 feet on the easterly line and 169.65 feet on the westerly line, to a dead line, measuring 121 fee thereon.

Description is taken from prior deed of record. This improved property is known as 121 Brookfield Avenue, Nashville, TN 37205.

The previous and last instrument and prior title is a deed recorded at Instrument Number 20170309-0023255 in the Register's Office in Davidson County, Tennessee, being the same property conveyed to Lydia Lee Cox and Roger Dudley Fish by Roger Dudley Fish.

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 20 day of March, 2024.

ESTATE OF ROGER DUDLEY FISH, DECEASED

BY: Lydia Lee Cox, Executrix
Lydia Lee Cox, Executrix

STATE OF TENNESSEE
COUNTY OF Williamson

Lydia Lee Cox, 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 20 day of March, 2024.

Ledon W Lange
Notary Public

My Commission Expires: 07/26/2025

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.

LEDON W LANGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, **Aaron B. Morales**, 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 March 20, 2024 and authenticated according to law on March 22, 2024.

Affiant Signature

Dated: March 22, 2024

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 22nd day of March, 2024.

Notary's Signature

My Commission Expires: July 13, 2024

Notary's Seal:

