Karen Johnson Davidson County
Batch# 1129457 DEEDWARR
05/01/2024 09:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20240501-0031676

THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Sumner** The actual consideration or value, whichever is greater, for this transfer is **$535,000.00**. Tommy R. Boyte **Affiant** Subscribed and sworn to before me, this **30th** day of **April, 2024**. Jacqueline G Brown **Notary Public** **My commission expires:** 11/3/25

JACQUELINE G BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

EXECUTOR'S DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Tommy R. Boyte and Sheran B. Boyte **367 Cumberland Hills Drive** **Madison, TN 37115**	**CMG Mortgage, Inc. dba CMG Home Loans** **3160 Crow Canyon Road** **Ste 400** **San Ramon, CA 94583**	**034-04-0-025.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Joyce Elaine Head, Executor of The Estate of Curtis Eugene Ward**, hereinafter called the **Grantors**, acting under and by virtue of the authority vested in me by the terms of the last will and testament of Curtis Eugene Ward, deceased, that was duly admitted to probate in the Probate Division in the Circuit Court for Davidson County, Tennessee, Docket No. 23P2126, and by provisions of said last will and testament have bargained and sold, and by these presents do transfer and convey unto **Tommy R. Boyte and Sheran B. Boyte, husband and wife**, hereinafter called the **Grantees**, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 40, on the plan of North Hill Estates, Section Four, as of record in Book 3842, Page 229, Register's Office for Davidson County, Tennessee.

Said Lot No. 40 fronts 148.33 feet on the southeasterly side of Cumberland Hills Drive, and extends back 336.9 feet on the northeasterly line and 339.2 feet on the southwesterly line, to a line in the rear on which is measures 106.5 feet.

Being the same property conveyed to Curtis Eugene Ward and wife, Shirley May Ward by Warranty Deed from G. W. Hire and wife, Lula Mae Hire, dated April 1, 1970 and recorded April 13, 1970 in Book 4410, Page 213, Register's Office of Davidson County, Tennessee.

Shirley May Ward having passed away on October 7, 2018; leaving Curtis Eugene Ward as surviving tenant by the entirety.

Curtis Eugene Ward having passed away on October 16, 2023 leaving Joyce Elaine Head, Executor of The Estate of Curtis Eugene Ward, by Last Will and Testament dated December 4, 2018, and was admitted to the Probate Division in the Circuit Court for Davidson County, Tennessee, Docket No. 23P2126.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as **367 Cumberland Hills Drive, Madison, TN 37115**.

TO HAVE AND TO HOLD, the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and I do covenant with the said Grantees that as such Executor I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered of record; and I do further covenant and bind myself, my successors and representatives, that as such Executor, but not further or otherwise, I will warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

Witness my/our hand(s) this **30th day of April, 2024.**

The Estate of Curtis Eugene Ward

By: Joyce Elaine Head - Executor
Joyce Elaine Head, Executor

STATE OF **TENNESSEE**
COUNTY OF **SUMNER**

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Joyce Elaine Head, Executor of The Estate of Curtis Eugene Ward**, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the **Executor** of **The Estate of Curtis Eugene Ward**, being authorized so to do, executed the foregoing instrument for the purposes contained, by signing the name of the estate by the said **Joyce Elaine Head,** as **Executor.**

Witness my hand and seal, this **30th day of April, 2024**

JACQUELINE G BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Jacqueline G Brown
NOTARY PUBLIC
My Commission Expires: 11/3/25

Agent's File No.: **HE-2024-159**

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 04/30/24 (date of document).

Affiant Signature

04/30/24
Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 30th day of April, 2024

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL