Prepared by: John W. Crow, II, Attorney, 1503 16th Ave S, Nashville, TN 37212, (615) 802-6765, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Karen Johnson Davidson County
Batch # 1130232 DEEDQC
05/02/2024 03:59:08 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240502-0032414

MICHAEL RYAN BURNS, Executor of the
ESTATE OF DEBRA A. KING, deceased

TO: EXECUTOR'S DEED

MICHAEL RYAN BURNS

THIS EXECUTOR'S DEED OF REALTY, executed as of the 17th day of April, 2024, by Grantor, MICHAEL RYAN BURNS, Executor of the ESTATE OF DEBRA A. KING, deceased, to Grantee, MICHAEL RYAN BURNS,

WITNESSETH:

Debra A. King died testate February 12, 2023. The Last Will and Testament of Debra A. King, deceased, dated February 3, 2023, was admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, at Nashville, Case No. 24P334. Pursuant to Item Three of said Last Will and Testament, the Grantor does herby transfer to Grantee, all right, title and interest in and to certain realty situated in Davidson County, Tennessee, being bounded and described as follows:

> Being Lot No. 104 on the Plan of Merry Oaks Subdivision, as of record in Book 1835, Page 67, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed legal description of said lot.
>
> Being the same property conveyed to T. Michael King and Debra A. King by Warranty Deed dated March 28, 1991 of record in Book 8321, Page 587, in the Register's Office of Davidson County, Tennessee.
>
> Further, being the same property conveyed to Debra A. King, an unmarried woman by Quitclaim Deed from T. Michael King and Debra A. King, dated May 22, 2018, and recorded May 29, 2018, of record in Instrument No. 20180529-0051023, in the Register's Office of Davidson County, Tennessee.
>
> *The source of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.*

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, Grantor has executed this deed as of the day written first. herein.

MICHAEL RYAN BURNS, Executor of the
ESTATE OF DEBRA A. KING, deceased

STATE OF Michigan :
:
COUNTY OF Washtenaw :

Personally, appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **MICHAEL RYAN BURNS, Executor of the ESTATE OF DEBRA A. KING, deceased**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 17 day of April, 2024.

My Commission Expires:

July 18, 2024

Notary Public

ELIZABETH HOAG
Notary Public, State of Michigan
County Of Washtenaw
My Commission Expires 07-18-2024
Acting in the County of _____

Property Owners Name And Mailing Address:	Person or Entity Responsible for Payment of Property Taxes:
MICHAEL RYAN BURNS 216 Blue Hills Drive Nashville, TN 37214	SAME/OWNER
Property Address:	Map and Parcel No.
216 Blue Hills Drive Nashville, TN 37214	095 03 0 035.00

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(iv), as a deed executed by an Executor to implement a testamentary device.