This instrument was prepared upon information furnished by the parties by:
Jeremy D. Trapp, Attorney, 407 West Public Square, Smithville, TN 37166

Assessor of Property
Davidson County, Tennessee

This is to certify that I have copied the names of the vendor(s) and vendee(s) in said deed of conveyance for the purpose of making proper corrections on the roll of assessments.
MAP 142-000 PARCEL 261.00
DATE _____
TAX YEAR _____
_____ ASSESSOR

Person or Agency Responsible for Payment of Taxes:
Randy Knowles
1249 Brentwood Pt.
Brentwood, TN 37027
(Name and Address)

STATE OF TENNESSEE
COUNTY OF DEKALB

I, or we, hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 0, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Randy Knowles
Affiant Executor

Sworn to and subscribed before me, this the 24th day of May, 2024.

JEREMY DENNIS TRAPP
STATE OF TENNESSEE NOTARY PUBLIC
DEKALB COUNTY

NOTARY PUBLIC
My commission expires: 10/12/27

Karen Johnson
Batch # 1139770
05/28/2024 11:43:44 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20240528-0039361

EXECUTOR'S DEED

WHEREAS, EMOGENE KNOWLES ROBINSON, being one and the same as **EMOGENE KNOWLES ROBINSON**, died on November 20, 2022, testate, as a resident of Dekalb County, Tennessee. On December 14, 2022 the Last Will and Testament of Emogene Knowles Robinson was admitted to probate before the Dekalb County Probate Court Case No.: 2022PR96. Also on December 14, 2022, Randy Miller Knowles was appointed Executor of the Estate of Emogene Knowles Robinson.

In accordance with the provisions of the laws of the State of Tennessee and pursuant to the Last Will and Testament of Emogene Knowles Robinson, **RANDY MILLER KNOWLES, Executor for the Estate of EMOGENE KNOWLES ROBINSON**, deceased, has this day bargained, sold and quitclaimed any and all interest that the Estate of Emogene Knowles Robinson, deceased, may have in the following described property to **RANDY MILLER KNOWLES**, hereinafter known as the Beneficiary, and by these interests does transfer and convey unto the said Beneficiary, their heirs and assigns the following described tract or parcel of land, situated in Davidson County, Tennessee, to wit:

BEGINNING at a concrete monument on the South right-of-way of Old Harding Pike, located S 34° 01; 31" W 171.41 feet from a State right-of-way monument on the North side of Old Harding Pike and the intersection of Highway 70S; thence with the right-of-way of Old Harding Pike N 72° 04" 00" E 116.00 feet to an iron pin; thence serving Peggy Ann Wiggins property with a new line S 17° 56' 00" E 256.46 feet to an iron in the Iroquois Apartments line North of Flat Creek; thence with the Apartments line S 71° 11' 09" W 129.39 feet to an existing iron pin at the base of a chain link fence, also the southeast corner of Glen W. James Property; thence with said James property N 14° 58' 17" W 258.70 feet to point of beginning containing 0.73 acres more or less.

Being the same property conveyed to Emogene Knowles Robinson, from Emogene Knowles and Donna Hicks, two of the Trustees of the Knowles Family Trust established June 23, 2015 and pursuant to Trust Agreement, by quitclaim deed, December 17, 2015, recorded in Instrument No. 20151218-0127311, on 12/18/15, Register's Office for Davidson County, Tennessee.

Thereafter being the same property allegedly conveyed by Emogene Knowles Robinson, to Donna Reed Hicks, by quitclaim deed dated February 3, 2020 and later recorded on July 19, 2021, Register's Office of Davidson County, Tennessee, Instrument number 20210719-0096481.

Thereafter being the same property conveyed by Donna Hicks to Emogene Knowles Robinson by Quitclaim Deed dated November 11, 2022 and later recorded on November 15, 2022, Register's Office of Davidson County, Tennessee, Instrument number 20221115-0121786.

This improved property known as 7087 Old Harding Rd., Nashville, TN.

TO HAVE AND TO HOLD said real estate, with all its appurtenances, to **RANDY MILLER KNOWLES**, his heirs, successors and assigns, forever with full power to sell, lease, transfer convey or otherwise deal said real estate. Subject to the terms and conditions and matters as shown on record, I, as Executor only, do covenant with the said grantee, that I as the Executor only, am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered.

THIS INSTRUMENT IS BEING PREPARED without the benefit of a title search and the preparer accepts no responsibility and/or liability as to liens, encumbrances, defects in title, or other such matters that would be disclosed by a title search. This property has not been surveyed for this conveyance, and the description contained herein is being taken from the previous and last quit claim deed, and the preparer of this instrument accepts no responsibility and/or liability for the accuracy of acreage, boundaries, or other such matters as would be disclosed by a survey.

This conveyance is subject to all Governmental rules and regulations and all public utility and private easements and rights-of-way, whether shown of record or ascertainable by a visual inspection of the premises.

This conveyance is made subject to any and all restrictions and encumbrances as may be shown of record in said Register's Office.

The preparer of this instrument has not given any party hereto any tax advice regarding the consequences of this conveyance.

Estate of Emogene Knowles Robinson

By _____
RANDY MILLER KNOWLES,
Executor of Estate of Emogene Knowles Robinson

STATE OF TENNESSEE

COUNTY OF DEKALB

Personally appeared before me, a Notary Public, duly appointed, commissioned and qualified in and for said State and County, Randy Miller Knowles, Executor of the Estate of Emogene Knowles Robinson the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who signed, sealed and delivered the foregoing instrument in my presence, and, who acknowledged that such bargainor executed the within instrument for the purpose therein contained as such bargainer's free act and deed.

WITNESS my hand, this 24th day of May, 2024.

JEREMY DENNIS TRAPP
STATE OF TENNESSEE NOTARY PUBLIC
DEKALB COUNTY

_____
NOTARY PUBLIC

My Commission Expires: 10/2/27

T.C.A. § 67-4-409(a)(3)(D) exempts this transfer from recordation tax.

NOTICE: FAILURE TO PROPERLY RECORD THIS INSTRUMENT IN THE REGISTER OF DEED'S OFFICE COULD SERIOUSLY JEOPARDIZE YOUR RIGHTS.