Karen Johnson Davidson County
Batch# 1143339 DEEDWARR
06/05/2024 10:46:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240605-0042031

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

EXECUTOR'S DEED

Address New Owners:
Alexander Gabriel Wyatt, Trustee
Richard Reynolds and Cynthia Wyatt
Sup Nds TR For Benjamin M. Reynolds
455 Huntington Ridge DR
Nashville, TN 37211

Send Tax Bills To:
same

Map/Parcel Number:
104 01 0 063.00

WHEREAS, Richard Larry Reynolds (the "Decedent") died on November 1, 2023, and Decedent's Last Will and Testament, dated January 12, 2012, and First Codicil dated August 6, 2019, were admitted to probate on November 30, 2023, at Docket No. 23P2167 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) (the "Will"); and

WHEREAS, Joann Rae Reynolds is the duly appointed Executor (the "Executor") of the Decedent's Estate (the "Estate") under the Will; and

WHEREAS, the Executor desires to convey all of the Decedent's right, title and interest in and to certain real property located in Davidson County, Tennessee, and any improvements thereon, described on **Exhibit A** attached hereto and incorporated herein by this reference (the "Property") to Alexander Gabriel Wyatt, Trustee, and his successors in trust, of the Richard Reynolds and Cynthia Wyatt Sup Nds TR For Benjamin M. Reynolds in order to settle matters of the Estate in accordance with the terms of the Will and First Codicil.

NOW, THEREFORE, in consideration of the foregoing premises and no other monetary consideration, the Executor hereby transfers, and conveys all of the Executor's right, title and interest in the Property to Alexander Gabriel Wyatt, Trustee, and his successors in trust, of the Richard Reynolds and Cynthia Wyatt Sup Nds TR For Benjamin M. Reynolds (the "Beneficiary").

This is improved property known as 3703 Dakota Avenue, Nashville, Tennessee 37209.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Beneficiary, its successors and assigns, forever; and the Executor hereby transfers, assigns, and sets over unto the Beneficiary, all of the Estate's right, title and interest in the said Property with full benefit of the Executor's warranties to the maximum extent that she can or should do as Executor, but not further or otherwise.

IN WITNESS WHEREOF, the Executor has executed this instrument this 4 day of June, 2024.

Joann Rae Reynolds, Executor
Estate of Richard Larry Reynolds

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Joann Rae Reynolds, who upon oath acknowledged that she is the Executor of the Estate of Richard Larry Reynolds, deceased (the "Estate"), the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 4th day of June, 2024.

Notary Public

My Commission Expires: 7-9-2024

CARLA L. LOVELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 09, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. 67-4-409(a)(1)(C)(iv).

Joann Rae Reynolds, Affiant

Subscribed and sworn to before me this 4 day of June, 2024.

Notary Public

My Commission Expires: 7-9-2024

CARLA L. LOVELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 09, 2024

EXHIBIT A

LAND in Davidson County, Tennessee, being the westerly part of Lot No. 10 on the Plan of Westdale Subdivision, of record in Book 547, page 50, Register's Office for Davidson County, Tennessee, described as follows:

SAID westerly part of Lot No. 10 fronts 137 feet, more or less, on the northerly margin of Chamberlin Street (now Dakota Avenue) and runs back 66 feet, more or less, on the easterly and westerly lines, to a line in the rear measuring 137 feet, more or less, thereon.

BEING the same property conveyed to Joann Rae Reynolds, Executor for the Richard Larry Reynolds Estate, by Quitclaim Deed from The Dakota House, LLC, a Tennessee limited liability company, dated March 6, 2024, of record at Instrument No. 20240307-0016043, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 3703 Dakota Avenue, Nashville, Tennessee 37209.

CERTIFICATE OF AUTHENTICITY

I, Carla L. Lovell, 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 June 4, 2024.

Carla L Lovell
Carla L. Lovell

6/5/2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 6th day of June, 2024.

Erica L. Martin
Notary Public

My Commission Expires: 07-07-2025

ERICA L. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE