THIS INSTRUMENT PREPARED BY:

BLAKE LAWRENCE
Attorney At Law
501 Park Avenue, Suite A
Lebanon, Tennessee 37087
615.444.6515

From information furnished by others

ADDRESS OF PROPERTY:
4909 Danby Drive
Nashville, TN 37211

This is improved property

This transfer is exempt from the real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(D).

NAME AND ADDRESS OF NEW OWNER:
MARYNELL BREEDEN
204 Beckwith Rd.
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
New Owner

Map/Parcel Nos: 147-05-0 187.00

Karen Johnson Davidson County
Batch # 1144388 DEEDQC
06/06/2024 03:25:41 PM 3 pgs
Fees: $17.00 Taxes: $0.00



20240606-0042592

EXECUTOR'S DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand paid to the undersigned, the receipt of which is hereby acknowledged, and other good and valuable considerations, I, **MARYNELL BREEDEN,** the duly appointed Personal Representative of the **Estate of JERRY REDMON,** which Estate is administered in the Circuit Court (Probate Division) for Davidson County, Tennessee, Case No. 23P2350, hereby releases, forever remises, and does transfer and quitclaim unto **MARYNELL BREEDEN, individually,** all of the right, title and interest of **JERRY REDMON,** the Decedent, and the **Estate of JERRY REDMON**, in and to the following described property in Davidson County, Tennessee, said land described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 47 on the Map of Caldwell Country Estates, Section I, as of record in Book 2663, page 68, said Register's Office.
>
> Said Lot No. 47 fronts 85 feet on the westerly side of Danby Drive and extends back 323.5 feet on the northerly line and 279.5 feet on the southerly line, to a dead line in the rear, measuring 138.6 feet thereon.
>
> Being the same property conveyed to JERRY REDMON by deed from Robert M. Norton and wife Lori A. Norton, dated August 4, 1983, and of record in Deed book 6111, page 927, Register's Office of Davidson County, Tennessee.

JERRY REDMON demised on November 9, 2023, and the Grantor conveys the above property pursuant to the Last Will and Testament of JERRY REDMON.

There are no debts or encumbrances remaining that are, or might become, a lien on the above-described real estate.

The undersigned, being the Personal Representative of the Estate of JERRY REDMON, does hereby state under oath that title to the real property described above vested in **MARYNELL BREEDEN**, by virtue of being the only beneficiary of the Last Will of **JERRY REDMON**, and his sole surviving heir.

This conveyance is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is subject to all public utility and private easements and rights-of-way shown of record, as well as those found upon inspection of the property, as well as such other limitations, restrictions, and encumbrances as may affect the premises.

This instrument was prepared from information supplied by the parties. It is understood and acknowledged between the parties that no title examination has been performed, no title opinion rendered, or settlement statement has been prepared by Blake Lawrence concerning this transfer, hence no representations are made concerning the validity of title or the existence of any liens, leases, mortgages, easements, rights-of-way, or any other matters which may affect title to the property. Blake Lawrence, attorney, shall not be responsible for any matter that could have been resolved by a title examination or settlement.

Witness my hand on this the 6 day of June, 2024.

Marynell Breeden

MARYNELL BREEDEN, Personal Representative
of the **Estate of JERRY REDMON**

DAVID B. [illegible] LAWRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, the within named bargainor, **MARYNELL BREEDEN**, 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 for the purposes therein contained, as her free act and deed.

WITNESS my hand and official seal of office in Wilson County, State of Tennessee, on this the 6th day of June, 2024.

NOTARY PUBLIC

My Commission Expires: 12/5/2026