This instrument prepared by:
Amanda Moore, BPR No. 027804
TENNESSEE CENTER FOR ESTATE & ELDER LAW, PLLC
718 South Church Street
Murfreesboro, TN 37130

THIS INSTRUMENT DOES NOT CONSTITUTE A WARRANTY OF TITLE, COVENANTS, DESCRIPTIONS, OR ANY OTHER INFORMATION CONTAINED HEREIN.

Grantee(s):	James Albert Singleton, Jr., 1025 Cunningham Road, Cumberland Furnace, TN, 37051, and Gary Wayne Singleton, 2257 Joann Drive, Spring Hill, TN, 37174
Send tax notice to:	James Albert Singleton, Jr., 1025 Cunningham Road, Cumberland Furnace, TN, 37051
Map Parcel Number:	Map 30, Parcel 88

EXECUTOR'S DEED

In order to provide muniment of title and for other valuable consideration received, the receipt of which is hereby acknowledged, we, James Albert Singleton, Jr., and Gary Wayne Singleton, Co-Executors for the Estate of Dorothy L. Singleton, Davidson Circuit Court Probate Division Docket Number 23P1810, pursuant to LETTERS TESTAMENTARY, issued on October 16, 2023, and in order to carry out the provisions of the Last Will and Testament of Dorothy Louise Singleton, for and on behalf of the estate, for the purpose of serving as a muniment of title and further evidencing the divestiture of title in and to the premises hereinafter described from the aforesaid estate, or any person or entity claiming by, under, or through the title of Dorothy Louise Singleton, do hereby devise, release, grant, bargain, sell, convey, and forever quitclaim to JAMES ALBERT SINGLETON, JR., and GARY WAYNE SINGLETON the real property situated in the 14th Civil District of Davidson County, Tennessee, described as follows, to wit:

> BEING a 3.1 acre of land in the 14th Civil District, Davidson County, Tennessee, described according to a survey made by Wayne R. Cooper, dated November 20, 1971, as follows:
>
> BEGINNING at a point in the southerly margin of Old Hickory Boulevard thence: S 29 deg. 15' E, 174.79' to an iron pin; thence S 27 deg. 59' E. 264.93' to an iron pin; thence S. 30 deg. 45' E, 224.24' to a stake; thence N 85 deg. 02' E, 212.01' to a

Karen Johnson Davidson County
Batch # 1146723 DEEDQC
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Fees: $12.00 Taxes: $0.00
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stake; thence N 30 deg. 34' W, 605.00' to an iron pin; thence S 73 deg. 10' W, 210.0' to the point of beginning.

BEING the same property conveyed by Quitclaim Deed to James A, Singleton, Sr. and his wife, Dorothy L. Singleton, by John W. Nolan, III, Trustee, signed and recorded on July 10, 1992, in Book 8673, pages 772-773, in the Register's Office for Davidson County, Tennessee. James A. Singleton, Sr. died on January 11, 2023.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

WITNESS my hand on this 12 day of June, 2024.

Estate of Dorothy L. Singleton, Deceased
Docket No. 23P1810, Davidson County Circuit Court, Probate Division

BY: James Albert Singleton Jr. BY: Gary Wayne Singleton

James Albert Singleton, Jr., Co-Executor

Gary Wayne Singleton, Co-Executor

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this 12th day of June, 2024, before me, Notary Public at Large in and for the State of Tennessee, personally appeared James Albert Singleton, Jr. and Gary Wayne Singleton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

Michael Lockman My Commission Expires 6-29-27
Notary Public

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value for this transaction is $0.00.

James Albert Singleton Jr. James Albert Singleton Jr.
Affiant

Sworn to and subscribed before me this 12th day of June, 2024.

Michael Lockman My Commission Expires 6-29-27
Notary Public

MICHAEL LOCKMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 06-29-2027

MICHAEL LOCKMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 06-29-2027