THIS INSTRUMENT PREPARED BY:
JORDAN B. OSBORN, ESQ.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 EAST COLLEGE STREET, SUITE 200
DICKSON, TENNESSEE 37055
4232.01

Karen Johnson Davidson County
Batch # 1149063 DEEDWARR
06/20/2024 09:29:00 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240620-0046239

Based on the information provided by the parties, no title search was requested or performed.

EXECUTOR'S DEED

PURSUANT TO THE LAST WILL AND TESTAMENT OF WILLIAM JAMES PROCTOR, I, BILLY PROCTOR, Executor of the Estate of WILLIAM PROCTOR, deceased, acting under and by virtue of the authority vested in me by the terms of the Last Will and Testament of WILLIAM JAMES PROCTOR, filed for record February 5, 2024 in Case No: 24P248 in the Office of the Circuit Court of Davidson County, Tennessee, and by the provisions of said Last Will and Testament, have bargained and sold, and by these presents do transfer and convey unto BILLY JOE PROCTOR, his heirs and assigns, a certain tract or parcel of land as follows:

Land in Davidson County, Tennessee, Being all of Lot No. 44 on the Plan of Final Plat, Phase Two, Lakeland, Section Two, of record in Plat Book 7900, Page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description therof.

Being the same property conveyed to William J. Proctor by deed from Michael Friddell and wife, Carrie Friddell, dated December 15, 2016, and of record in Instrument No. 20161219-0133093, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following:

All matters shown on the plat of record in Plat Book 7900, Page 103, in the Register's Office of Davidson County, Tennessee. Covenants, conditions, easements, and restrictions of record in Book 7826, Page 462, Supplement and Amendment of record in Book 8079, Page 800, By-Laws of record in Book 7826, Page 474, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement of record in Book 4286, Page 864, Book 4754, Page 522, Book 4925, Page 65, in the Register's Office of Davidson County, Tennessee. Easement of Record in Book 2017, Page 592, Book 2145, Page 20, in the Register's Office for Davidson County, Tennessee. Easement contained in Warranty Deed of Record in Book 6781, Page 163, in the Register's Office for Davidson County, Tennessee. Easement contained in Deed of Conveyance of record in Book 7628, Page 590, Book 7628, Page 596, in the Register's Office of Davidson County, Tennessee. Easement contained in General Warranty Deed of record in Book 8189, Page 757, in the Register's Office for Davidson County, Tennessee. Boundary Plat of record in Book 7900, Page 102, in the Register's Office for Davidson County, Tennessee. Warranty Deed to HOA of record in Book 8068, Page 686 in the Register's Office for Davidson County, Tennessee. Charter of HOA of record in Book 7820, Page 601, in the Register's Office for Davidson county, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 2721 Airwood Drive, Nashville, Tennessee 37214.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said BILLY JOE PROCTOR, his heirs and assigns, forever. And I do covenant with the said BILLY JOE PROCTOR that as such Executor I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unincumbered. And I do further covenant and bind myself, my successors and representatives, that as such Executor, but not further or otherwise, I will warrant and forever defend the title to said land to the said BILLY JOE PROCTOR, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this 14th day of May, 2024.

ESTATE OF WILLIAM PROCTOR

BY: _____
BILLY PROCTOR, Executor

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, BILLY PROCTOR, Executor of the Estate of WILLIAM PROCTOR, deceased, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 14th day of May, 2024.

STATE OF TENNESSEE NOTARY PUBLIC

_____
NOTARY PUBLIC

My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is $0, this being a transfer incident to the distribution of the estate of WILLIAM PROCTOR, pursuant to his Last Will and Testament.

_____
Affiant

Sworn to and subscribed to before me this 14th day of May, 2024.

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC

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Map Parcel Numbers
095120A21800CO

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
BILLY JOE PROCTOR
2983 Slayden Marion Road
Cumberland Furnace, Tennesee 37051