Karen Johnson
Batch # 1149719
06/21/2024 11:33:45 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240621-0046702

This Instrument Prepared By:

The Law Offices of
LUVELL L. GLANTON, PLLC
915 Jefferson Street, 2nd Fl.
Nashville, TN 37208

ADDRESS OF NEW OWNER:
Kito Epperson
1710 Cass St.
Nashville, TN 37208

SEND TAX BILLS TO:
Same

PARCEL ID NO.
081 06 0 314.00

EXECUTOR'S DEED

In order to provide muniment of title and for other valuable consideration received, the receipt of which hereby acknowledged, I, **KITO EPPERSON**, administrator for the Estate of the **THOMAS EDWARD EPPERSON,** Davidson County Probate Docket Number 11P312, pursuant to *LETTERS OF ADMINISTRATION* issued on March 3, 2011 and by virtue of the power and authority given in and by said last will and testament, and in order to carry out the provisions of laws of Descent and Distribution, for and on behalf of the estate, for the purpose of serving as muniment of title and further evidencing the divestiture of title in and to the premise hereinafter described in the aforesaid estate, or any person or entity claiming by, under, or through title of **THOMAS EDWARD EPPERSON** do hereby devise, release, grant, bargain, sell, convey and forever quitclaim to **KITO EPPERSON**, individually, and his heirs and assigns forever, the following parcels of real property located in Davidson County, Tennessee, to-wit:

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

> Land in Davidson County, Tennessee, being Lots Nos. 12 and 12 in A. C. Dudley's Subdivision of the mcDaniel Land, a plan of which is recorded in Book 161, page 10, register's Office for said County.
>
> Said Lots Nos. 12 and 13 adjoin and front together 100 feet on the northerly side of Cass Street, (formerly 'A" Street) and runs back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to Leonard E. Epperson, Sr. and wife, Dorothy M. Epperson, deceased, by deed from Mrs. Hattie Davis King as of record in Book 2745, page 183.
>
> Being the same property conveyed to Thomas Edward Epperson and wife, Dorothy M. Epperson, deceased, by Warranty Deed, from Leonard Epperson, Sr. as of record April 17, 1969 in Book 4331, page 977.

TOGETHER with all right, title and interest, if any, of the party of the second part, in and to any streets and roads abutting the above-described premises to the center lines thereof; TOGETHER with the appurtenances and also all the estate therein, which the party of the first part has or has power to convey or dispose of, whether individually, or by virtue of said will or otherwise; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the distributees or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, I have hereunto set my signature, on this the 16th day of April, 2024.

Kito Epperson

KITO EPPERSON, as Administrator of the
Estate of Thomas Edward Epperson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On the 16th day of April, 2024, before me, the undersigned, personally appeared **KITO EPPERSON** , personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument the individual, or the person upon behalf of which the individual acted executed the instrument.

Jewell S. Grimes

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC Davidson COUNTY

My Commission Expires: 4-2027

OATH OF ACTUAL CONSIDERATION PURSUANT TO T.C.A. 67-4-409(a)(4)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I,**KITO EPPERSON**, hereby offer this instrument for recording within the meaning of the statutes of the State of Tennessee, under Tennessee Code Annotated Section 67-4-409(a)(4), hereby swear or affirm that the actual consideration for this transfer is $-0-.

Kito Epperson

AFFIANT, KITO EPPERSON

Sworn to and subscribed before me this
16th day of April, 2024.

Jewell S. Grimes

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC Davidson COUNTY

My Commission Expires: 4-2027