This Instrument prepared by and upon recordation return to:
THE BLAIR LAW FIRM
Attorneys at Law
1608 Westgate Circle, Suite 100
Brentwood, Tennessee 37027
(615) 953-1122

Karen Johnson Davidson County
Batch # 1152867 DEEDQC
07/01/2024 09:04:43 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240701-0049091

New Owner: Treglown P. Warner
3935 Cross Creek Road
Nashville, TN 37215

Send tax notice to: Treglown P. Warner
3935 Cross Creek Road
Nashville, TN 37215

Map and Parcel Numbers: 092 16 0 340.00 and 092 16 0 341.00

EXECUTOR'S DEED

This instrument does not constitute a warranty of title, covenants, descriptions, or any other information contained herein. This instrument was prepared from information supplied by the parties; the preparer of this instrument makes no representations as to the status of the title of the property described herein.

I, **Mark M. Warner**, Executor of the Estate of Margaret Ann Warner ("Grantor") appointed by the Davidson County, Tennessee Seventh Circuit Court, Case No. 23P2318, and in settlement of the estate pursuant to my authority under the Last Will and Testament of Margaret Ann Warner, do hereby devise, release, grant, convey and forever quitclaim and transfer to **Treglown P. Warner** ("Grantee"), his heirs and assigns, all of the Decedent, Margaret Ann Warner, and her estate's interest in the following described parcels of land in Davidson County, Tennessee:

See Exhibit A.

The legal descriptions are taken from the prior deed of record.

Being the same properties conveyed to Margaret Ann Warner from Patton-Warner-Tate, Inc. by Installment Deed of record in Book 5101 Page 586, Register's Office, Davidson County, Tennessee. Also being the same properties subsequently quitclaimed from Robert B. Bond to Margaret Ann Warner to disclaim and abandon any rights to such properties as a result of their marriage, of record in Instrument No. 20051230-0156579, Register's Office, Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on the 25th day of June, 2024.

ESTATE OF MARGARET ANN WARNER, DECEASED

By: Mark M. Warner Executor
Mark M. Warner, Executor

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named bargainor, **Mark M. Warner, Executor**, with whom I am personally acquainted (or proved to me on the basis of the following satisfactory evidence: —), and who acknowledged, upon oath, that he executed the same as his free act and deed for the purposes contained therein.

Witness my hand and official seal this 25th day of June, 2024.

NOTARY PUBLIC

My Commission Expires:

JULIE T. MOSS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
June 21, 2025
COUNTY OF WILLIAMSON

EXEMPTION FROM TRANSFER TAX AND OATH OF VALUE

Pursuant to Tenn. Code Ann. § 67-4-409, this transfer is exempt from transfer tax as a deed from an executor to implement a testamentary devise and no oath of value is required in any transaction that is exempt from tax.

EXHIBIT A – LEGAL DESCRIPTIONS

Tract No. 1:

Map and Parcel No. 092 16 0 341.00/701 18th Avenue South, Nashville

Being lot No. 1 on the Map showing subdivision of the northerly part of lot No. 132 on the Plan of 0. B. Hayes' First Subdivision of Small Lots, as of record in book 547, page 47, Register's Office for said County.

Beginning at the southwest corner of 18th Avenue South, formerly Lamar Street, and Division, formerly Shields or McTyeire, Street; thence with the westerly margin of said Avenue, southwardly 94-1/4 feet to the northeast corner of the property conveyed to T.G. Ross and wife, by deed from Tommie Dent et al. of record in Book 641, page 314, said Register's Office; thence with the northerly line of said Ross property westwardly 48 feet 8 inches; thence northwardly 2 feet; thence westwardly 41 ½ feet to the southeasterly margin of Division Street, thence with said Street north-eastwardly 129 ½ feet to the beginning.

Tract No. 2:

Map and Parcel No. 092 16 0 340.00/703 18th Avenue South, Nashville

Being Lot No. 2 on the Map showing Subdivision into small lots of the northern part of Lot No. 132 in 0. B. Hayes' Plan of Small Lots, as of record in book 547, page 47, said Register's Office.

Beginning in the westerly margin of 18th Avenue, South, formerly Lamar Avenue, at the southeast corner of Lot No. 1; thence south along the westerly margin of said Avenue, 40 feet 10 inches to the northeast corner of the lot conveyed to Carrie Hirsch by W. D. Witherspoon and wife by deed of record in book 401, page 106, said Register's Office; thence westerly along the north line of the Hirsch lot, 95 ½ feet to a point; thence northerly 30 feet to the southerly margin of McTyeire Street, formerly Shields Street; thence northeasterly along the southerly margin of said street 19 feet to the southwest corner of Lot No. 1; thence easterly along the southerly line of Lot No. 1, 41.5 feet to a point; thence southerly at right angles 2 feet to a point; thence easterly at right angles 48.67 feet to the point of beginning.