Karen Johnson
Batch # 1152867
07/01/2024 09:04:43 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240701-0049092

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

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 Number: 093 06 2 059.00

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 parcel of land in Davidson County, Tennessee:

See Exhibit A.

The legal description is taken from the prior deed of record.

Being the same property conveyed to Margaret Ann Warner from Harry M. Warner by Quitclaim Deed of record in Book 6945 Page 399, Register's Office, Davidson County, Tennessee. Also being the same property subsequently quitclaimed from Robert B. Bond to Margaret Ann Warner to disclaim and abandon any rights to such property as a result of their marriage, of record in Instrument No. 20051230-0156580, 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 DESCRIPTION

Map and Parcel No. 093 06 2 059.00/139 Second Ave North, Nashville

Being part of lot No. 29 on the original plan of the Town of Nashville not of record, being the northerly part of Lot No. 5 and the southerly part of Lot No. 6 on the Plan of the Subdivision of Lots Nos. 29 and 30 on the original plan of Nashville as divided among the heirs of Richard C. Cross in Will Book 9, page 75, County Court for said County, described as follows:

BEGINNING on the westerly margin of Second Avenue North, formerly Market Street, as widened at the Southeast corner of the property conveyed to Sallie M. Wilson by deed from Samuel Winfrey, et al of record in Book 84, page 331, R.O. for said County; thence with Wilson's southerly line westwardly 85 feet, more or less to the easterly margin of an alley; thence with the easterly margin of said Alley southwardly 48 1/2 feet more or less to the northwest corner of the property conveyed to Edwin A. Price, Jr. Trustee, by deed from Margaret S. Price of record in Book 1117, page 423 said Register's Office; thence with Price's northerly line eastwardly 86 feet more or less to the westerly margin of said Avenue; thence with said Ave. northwardly 48 1/2 feet more or less to the beginning.