Karen Johnson Davidson County
Batch # 1152867 DEEDQC
07/01/2024 09:04:43 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240701-0049093

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: Mark M. Warner, Trustee
Margaret Ann Seman Trust
527 Caselton Court
Franklin, TN 37069

Send tax notice to: Mark M. Warner, Trustee
Margaret Ann Seman Trust
527 Caselton Court
Franklin, TN 37069

Map and Parcel Numbers: 083 05 0 020.00; 083 01 0 274.00; 083 01 0 275.00; and, 083 05 0 018.00

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 **Mark M. Warner, as Trustee of the Margaret Ann Seman Trust**, an irrevocable testamentary trust dated November 4, 2023 ("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 deed of record in Book 5550 Page 300, 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. 20051230-0156578, 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

Parcel 1: 083 05 0 020.00 (904 Gallatin Avenue, Nashville)

Being Lot 2 on the Map of the resubdivision of lots 1 to 6, 7, 8 and 16 of the Sallie Johnson Addition, as of record in Book 421, page 22, Register's Office for said County. Said lot No. 2 fronts 105 feet on the westerly side of the Gallatin Road and runs back 174 ½ feet on the south line, and 186 ½ feet on the north line to an alley, and shows 105 feet on said alley.

Parcel 2: 083 01 0 274.00 (1044 Petway Avenue, Nashville)

Being lot No. 9 on the Map of Subdivision of the land of the heirs of Miss Sallie L. Johnson, as of record in Book 332, page 164, said Register's Office. Said lot No. 9 fronts 50 feet on the southerly side of the Petway Avenue and runs back between parallel lines 156 feet to an alley.

Parcel 3: 083 01 0 275.00 (1046 Petway Avenue, Nashville)

Being lot No. 4 on the plan of the resubdivision of lots Nos. 1 to 6 inclusive and 7, 8 and 16 in the Miss Sallie Johnson Home Place, as of record in Book 421, page 22, said Register's Office.

Said lot No. 4 fronts 64 feet 9 inches on the southerly side of Petway Avenue, and runs back 156 feet on the west line and 157 feet on the east line, with the westerly margin of an alley to an alley in the rear, and shows 46 feet on the last mentioned alley.

Parcel 4: 083 05 0 018.00 (1049 Seymour Avenue, Nashville)

Being lot No. 5 on the Map of Resubdivision of Lots Nos. 1 to 6 and 7, 8 and 16 of the Sallie Johnson Addition, as record in Book 421, page 22, said Register's Office.

Said lot No. 5 fronts 50 feet on the northerly side of Seymour Avenue and runs back 156 feet on the west line, and 157 feet on the east line with the westerly margin of an alley to an alley in the rear, and shows 67 feet on said rear alley.