Karen Johnson Davidson County
Batch# 1154042 DEEDQC
07/03/2024 11:20:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240703-0050281

ADDRESS OF NEW OWNERS & SEND TAX NOTICES TO:

Barry Steven Browning
516 Cottonwood Drive
Nashville, TN 37214

THIS INSTRUMENT PREPARED BY:

Freeman & Bracey, PLC
Attorneys at Law
885 Conference Drive, Ste. 500
Goodlettsville, TN 37072

This instrument is exempt from Tennessee Recording Tax pursuant to T.C.A. §67-4-409 (a)(3)(D), as a deed executed by an executor to implement a testamentary devise.

EXECUTOR'S DEED

THIS QUITCLAIM DEED made this the 3rd day of July, 2024, between **JOHNNA BROWNING PRESLEY and CLIFFORD RAY PRESLEY, Co-Executors,** as Grantors, and **BARRY STEVEN BROWNING, unmarried,** referred to herein as Grantee.

WHEREAS, Mack Howard Browning died on May 11, 2023, a single person and testate, a citizen and resident of Davidson County, Tennessee. His Last Will and Testament was admitted to probate in the Estate of Mack Howard Browning, Case No. 23P1363, in the Seventh Circuit Court (Probate Division) Davidson County, Tennessee with the above-named, Johnna Browning Presley and Clifford Ray Presley being appointed as Co-Executors of the Estate; and

WHEREAS, Mack Howard Browning died owning a certain parcel of real estate located in Davidson County, Tennessee at time of his death and more particularly described below; and

NOW, THEREFORE, in consideration of the foregoing and to implement the testamentary devise, **JOHNNA BROWNING PRESLEY and CLIFFORD RAY PRESLEY**, in their capacity as Co-Executors of the Estate of Mack Howard Browning, do hereby bargain, sell, and QUITCLAIM unto **BARRY STEVEN BROWNING,** all of their and of the Estate of MACK HOWARD BROWNING, rights, title and interests in and to the below described real property, being a certain tract or parcels of land situated in Davidson County, Tennessee, described as follows, to wit:

Map-Parcel No
096-06-0
217.0

BEING Lot No. 211, of Section IV, Cloverhill, said plan of which is of record in Book 2133, Page 62, Register's Office for Davidson County, Tennessee.

SAID Lot No. 211 fronts 85 feet on the westerly side of Cottonwood Drive, and runs back 196.8 feet on the southerly line and 201.5 feet on the northerly line, to a dead line in the rear on which it measures 70 feet.

Being the same property conveyed to Mack Howard Browning from Bettye June Browning, by quitclaim deed of record in Instrument No. 20021003-0120691, Register's Office for Davidson County, Tennessee. The said Mack Howard Browning died testate and in his Last Will and Testament admitted to probate he devised said real property to Barry Steven Browning, Case No. 23P1363 Davidson County Tennessee Seventh Circuit Court, Probate Division.

This is improved property known as: 516 Cottonwood Drive, Nashville, TN .

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

SIGNATURE PAGE TO FOLLOW;
REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, the said Grantors have hereunto set their hand the 3rd day of July, 2024.

ESTATE OF MACK HOWARD BROWNING

By: _____
JOHNNA BROWNING PRESLEY, Co-Executor

By: _____
CLIFFORD RAY PRESLEY, Co-Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **Johnna Browning Presley and Clifford Ray Presley, Co-Executors** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themself to be Co-Executors of the Estate of Mack Howard Browning, Case No. 23P1363 in the Seventh Circuit Court (Probate Division) Davidson County, Tennessee, the within named bargainor, an Estate, and that they, as such Co-Executors, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate in their capacity as Co-Executors.

Witness my hand and official seal at office this the 3rd day of July, 2024.

My commission expires: 12/03/2024

_____
NOTARY PUBLIC

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **7/3/2024** [DATE].

AFFIANT SIGNATURE

7/3/2024
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **3** day of **July**, 2024.

Notary Signature
My Commission Expires: 01-06-2025
[SEAL]

