THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P24-16485-BW	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 600,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June, 2024 Notary Public MY COMMISSION EXPIRES: 6/22/24 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1154156 DEEDWARR
07/03/2024 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20240703-0050426

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua McCrary	New Owner	
3805 Dartmouth Avenue		116-08-0-110.00
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Neil Edward Kirshner and Michael Lee Kirshner, Co-Executors of the Estate of Barrie D. Kirshner**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua McCrary, a married man**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 3, Block "C" on the Plan of Woodmont Lane Homesites of record in Plat Book 1130, Page 13, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Evelyn Kirshner, a widow by Warranty Deed from Ira Adams and wife, Martha S. Adams of record in Book 3280, Page 15, in the Register's Office for Davidson County, Tennessee, dated September 07, 1961 and recorded on September 08, 1961. The said Evelyn Kirshner died on or about November 14, 1987, devising property to Alden Kirshner and Gloria Kirshner pursuant to the Last Will and Testament and two Codicils to the Last Will and Testament of Evely P. Kirshner. See probate at Case No. 80995, in the Probate Division of the Circuit Court for Davidson County, Tennessee. The said Gloria Kirshner (aka Gloria Kirshner Puls) died having since died on or about November 9, 1997. See probate at Case No. 98P-1549, in the Probate Division of the Circuit Court for Davidson County, Tennessee, devising property to Alden Kirshner, Arthur D. Kirshner, Neal Kirshner and Michael Kirshner.

Being a portion of the same property conveyed to Alden I. Kirshner and wife, Barrie D. Kirshner by Quitclaim Deed from Alden Kirshner, Arthur D. Kirshner, Neil Kirshner (being one and the same person as Neal E. Kirshner) and Michael L. Kirshner of record in Instrument No. 20140814-0073720, in the Register's Office for Davidson County, Tennessee, dated August 14, 2014 and recorded on August 14, 2014.

Alden I. Kirshner died on or about January 10, 2021, leaving Barrie D. Kirshner as tenant by the entirety.

The said Barrie D. Kirshner died on or about September 24, 2023. Pursuant to the terms of her will of record in Docket No. 23P1996, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, said property is to be administered as part of the probate estate, with Neil Edward Kirshner and Michael Lee Kirshner, Co-Executors of the Estate of Barrie D. Kirshner.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **3805 Dartmouth Avenue, Nashville, TN 37215**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 27th day of June, 2024.

Estate of Barrie D. Kirshner

BY: _____
Neil Edward Kirshner

BY: _____
Michael Lee Kirshner

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 **Neil Edward Kirshner, Co-Executor of the Estate of Barrie D. Kirshner,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 27 day of June, 2024.

My Commission expires: 9/2/24

_____
Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 **Michael Lee Kirshner, Co-Executor of the Estate of Barrie D. Kirshner,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 27 day of June, 2024.

My Commission expires: 9/2/24

_____
Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 6/27/24 (date of document).

Affiant Signature

7/3/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3rd day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON