INSTRUMENT WAS PREPARED BY:
James L. Smith, Attorney at Law
BPR 002273, 3 Wyndermere
Hendersonville, TN 37075
615-822-5666 – JLSmithAtty@att.net

THIS INSTRUMENT WAS PREPARED BY
INFORMATION FURNISHED BY OTHERS

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transaction is $-0-.

Delores Faye Primrose
AFFIANT

JAMES L. SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires
James L. Smith
NOTARY PUBLIC
My Commission Expires June 16, 2026

Karen Johnson Davidson County
Batch# 1156528 DEEDQC
07/11/2024 09:41:57 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240711-0051919

Address of New Owner:

Delores Faye Primrose
1003 Golf Court
Hendersonville TN 37075

Send Tax Bills to:

Delores Faye Primrose
c/o Rivergate Liquors
752 Two Mile Parkway
Goodlettsville TN 37072

Map & Parcel:

Map 26 GP 14
Parcel 33 R 000

FIDUCIARY DEED

DELORES FAYE PRIMROSE, as Executrix of the **Estate of Floyd W. Primrose, Jr.,** Grantor, by the power conferred by the Tennessee Code, and every other power, for no monetary consideration paid, does hereby grant, bargain, and convey, with fiduciary covenants, unto **DELORES FAY PRIMROSE,** an individual, her heirs and assigns, hereinafter the Grantee, all of the Estate's undivided one-half (1/2) interest, right and title in and to the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

BEING Lot No. 2 on the Plan of Rivergate Plaza, as recorded in book 4300, page 239, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron pin that is a common corner of Lots 1 and 2 on the above said plan, said pin being 175 feet easterly of the easterly margin of Two Mile Pike and on the southerly boundary of said plan; thence North 18 deg. 35' West, a distance of 150 feet to an iron pin; thence North 74 deg. 30' East, a distance of 70 feet to an iron pin; thence South 18 deg. 35' East, a distance of 150 feet to an iron pin; thence South 74 deg. 30' West, a distance of 70 feet to the point of beginning, and containing 10,484 square feet, or 0.24 acre.

BEING the same property conveyed to FLOYD W. PRIMROSE, JR. and ARTHUR L. PRIMROSE, as tenants in common, their successors, heirs and assigns, by Warranty Deed from WILLIAM D. CASTLEMAN, TRUSTEE dated December 10, 1971, of record in Book 4561, Pages 48-51, Register's Office for Davidson County, TN. Floyd W. Primrose, Jr., died August 27, 2021, bequeathing his interest in said property to wife, Delores Faye Primrose, in his Last Will & Testament recorded in Will Book 2022, Pages 1487 through 1489.

BEING a part of the real property conveyed to William D. Castleman, Trustee, by deed from Cousins Properties of Tennessee, Inc. (with full power to mortgage, sell, transfer and convey without the joinder of any beneficiary), of record in book 4467, page 325; and re-re corded in book 4560, page 161, Register's Office for Davidson County, Tennessee.

Included in this conveyance is a joint-user ingress and egress easement to be utilized by the owners of Lots 1, 2 ad 3, Riveregate Plaza, which plan appears of

record in book 4300k page 239, R.O.D.C., Tennessee.

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

This is improved property known as 752 Rivergate Parkway, Goodlettsville. TN 37072.

IN WITNESS WHEREOF, the said **Delores Faye Primrose,** as Executor for the Estate of **Floyd W. Primrose, Jr.**, has hereunto set her hand this 8th day of July 2024.

Delores Faye Primrose

DELORES FAYE PRIMROSE, Executor
Estate of Floyd W. Primrose, Jr.

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named, **DELORES FAYE PRIMROSE,** as Executrix of the Estate of Floyd W. Primrose, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument as Executrix for the Estate of Floyd W. Primrose, Jr., for the purposes therein contained.

Witness my hand and seal this the 8th day of July, 2024.

JAMES L SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires

James L. Smith
Notary Public

My Commission Expires: June 16, 2024