Karen Johnson Davidson County
Batch # 1157833 DEEDQC
07/15/2024 08:41:22 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240715-0052817

ADDRESS NEW OWNER:
Marijane K. Hart
740 Chandler Road
Mount Juliet, Tennessee 37122

SEND TAX BILLS:
Same as above

Map/Parcel: 051-01-0-61.00

EXECUTOR DEED

JASON HAMILTON HART, EXECUTOR OF THE ESTATE OF LAWRENCE HOWARD HART, DECEASED, by the power conferred by Letters Testamentary, State of Tennessee, Probate Court of Wilson County at Lebanon, Docket number 2024-PR-6, and every other power, conveys and quitclaims in accordance with the Last Will and Testament of Lawrence Howard Hart, in fee simple absolute unto **MARIJANE K. HART**, (hereinafter the "Grantee") her 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. 87 on the Map of Due West Valley Acres, not of record, in the 11th Civil District of Davidson County, Tennessee, described according to a survey made by H.R. Swann, Jr., Surveyor, April 20, 1947, as follows:

BEGINNING at a point in the southerly margin of Due West Avenue at the corner of Lots Nos. 87 and 88; thence with the dividing line between Lots 87 and 88, southwardly 500 feet; thence westwardly with the dividing line between Lots Nos. 87 and 83B, 46.24 feet to a point, a common corner of Lots Nos. 86 and 87; thence with the dividing line between Lots 86 and 87, northwardly 500 feet to a point in the southerly margin of Due West Avenue; thence with the southerly margin of Due West Avenue eastwardly 100 feet to the point of beginning.

BEING the same property previously conveyed to J.W. Kennedy and wife, Irene Kennedy by Deed of Correction (which corrected legal description of Warranty Deed in Book 2440, Page 50), from M.M. Cuniff and wife, Hattie B. Cunniff, dated 2/19/68 and recorded 2/19/68 in Book 4212, Page 736, said Register's Office.

FURTHER BEING the same property conveyed to Jerry T. Kennedy by Corrected QuitClaim Deed from Heirs of Irene Arnold Kennedy, being Gloria A. Agee, James R. Kennedy, Barbara J. Kinle, Richard A. Kennedy, Goldia Darlene Swartz, Leda Carolyn Traughber, Sherry Yvonne Weakley, and Roseena Kennedy (by Barbara Joyce Kinle and Jerry Thomas Kennedy as Co-Trustees), dated 6/15/89 and recorded 2/13/91 in Book 8291, Page 932 (which corrected QuitClaim Deed recorded 3/9/90 in Book 8061, Page 700), Register's Office for Davidson County, Tennessee.

The said James W. Kennedy reportedly predeceased Irene Kennedy, and the said Irene Kennedy reportedly died on 4/12/88, with her estate being administered in Docket No. 91003 in the Probate Court for Davidson County, Tennessee.

FURTHER BEING THE same property conveyed to Lawrence H. Hart by Deed from

Jery T. Kennedy dated August 19, 2015 and recorded on September 3, 2015 in Instrument No. 20150903-0090024.

This conveyance is made subject to any and all restrictive covenants, easements, and setback lines that are applicable to the above-described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

This instrument was prepared based on information furnished by parties. The preparer makes no representations or warranties as to the correctness thereof or the status of the title to the property described herein.

Witness my hand this 2 of July 2024.

JASON HAMILTON HART,
Executor

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jason Hamilton Hart, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

Witness my hand and official seal at office this 2 day of July 2024.

JACQUIE BURKHART STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 19, 2025

Notary Public

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is NONE.

AFFIANT

Subscribed and sworn to before me this 2nd day of July 2024.

JACQUIE BURKHART STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 19, 2025

Notary Public
My commission expires: 3-19-25

This Instrument Prepared by:

YANCY BELCHER #21158
2306 North Mount Juliet Road
Mount Juliet, Tennessee 37122
615.773.2889