Karen Johnson Davidson County
Batch# 1161256 DEEDQC
07/24/2024 10:50:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240724-0055858

Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from information supplied by the parties.

THIS INSTRUMENT DOES NOT CONSTITUTE A WARRANTY OF TITLE, COVENANTS, DESCRIPTIONS OR ANY OTHER INFORMATION CONTAINED HEREIN.

New Owner(s): James David Andrews, IV Revocable Living Trust
Jayne R. Andrews, Trustee
1626 Chickering Road
Nashville, TN 37215

Jayne R. Andrews Revocable Living Trust
Jayne R. Andrews, Trustee
1626 Chickering Road
Nashville, TN 37215

Send tax notice to: Jayne R. Andrews, Trustee
1626 Chickering Road
Nashville, TN 37215

Map and Parcel No.: 144 13 0 025.00

EXECUTOR'S DEED

I, **Jayne R. Andrews, Executrix of the Estate of James David Andrews, IV** ("Grantor"), appointed by the Davidson County Probate Court, File No. 24P-847, and pursuant to the authority granted me under Item IV(A) of the decedent's Last Will and Testament, do hereby devise, release, grant, bargain, sell, convey and forever quitclaim, convey and transfer to **Jayne R. Andrews, Trustee, James David Andrews, IV Revocable Living Trust Agreement dated March 30, 2012** ("Grantee"), its heirs and assigns, all of the Estate's interest, that being a two-thirds (2/3) tenant in common interest, in the following described tract of land in Davidson County, Tennessee:

A certain tract or parcel of land lying in Davidson County, Tennessee, being Lot No. 2, on the Plan of Andrew's Property, of record in Plat Book 6200, page 121, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Together with an appurtenant easement for a first class private road and public utilities 20 feet in width from the east margin of Chickering Road reserved in Warranty Deed of record in Book 3068, page 121, Register's Office for Davidson County, Tennessee, and as set out in Warranty Deed of record in Book 5352, page 561, Register's Office for Davidson County, Tennessee

Description is taken from prior deed of record.

This improved property is known as: **1622 Chickering Road, Nashville, TN 37215.**

The previous and last instrument and prior title is a special limited warranty deed recorded at Instrument Number 20131115-0118349 in the Register's Office in Davidson County, Tennessee, from Josephine Andrews Barksdale to James David Andrews, IV, dated November 13, 2013.

No survey, no title examination, and no title insurance has been made or acquired for this transfer.

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on the 23rd day of July 2024.

ESTATE OF JAMES DAVID ANDREWS IV, DECEASED

BY: Jayne R Andrews, Exec
Jayne R. Andrews, Executrix

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Jayne R. Andrews, Executrix, personally appeared before the undersigned, a Notary Public in and for said county and state, and with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument as her free act and deed for the purposes therein contained.

Witness my hand and official seal this 23rd day of July 2024.

Notary Public

My Commission Expires: 02/07/2026

KATHERINE JOHNSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. February 7, 2026
COUNTY OF WILLIAMSON

Pursuant to T.C. A. § 67-4-409(a) this real estate transfer is exempt from tax and therefore no oath of value is required.

Certificate of Authenticity

I, Josh Tillman, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for recordation herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 23, 2024.

Affiant Signature

July 24, 2024

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 24th day of July 2024.

Notary's Signature

My Commission Expires: 02/07/2026

Notary's Seal:

