Karen Johnson
Batch # 1162875
07/26/2024 01:48:42 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDWARR
3 pgs
20240726-0056733

NICHOLAS D. BAILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $0.00. Affiant Subscribed and sworn to before me, this 25th day of July, 2024. Notary Public My commission expires: 9-8-25

THIS INSTRUMENT PREPARED BY
Drumwright Law, PC
278 Franklin Road, Suite 160
Brentwood, TN 37027

EXECUTOR DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Gerald Eugene Greer and Jo Carolyn Greer	**New Owner**	**91-15-336**
4703 Park Avenue		
Nashville, TN 37209		

FOR AND IN 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 ACKNOWLEDGE, I,

Gerald Eugene Greer, Executor of the Estate of John Jackson Greer, Sr.

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Gerald Eugene Greer and Jo Carolyn Greer, husband and wife

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 part of International Exposition Building Lot, as shown on the Plan of Charlotte Park, 1st Addition, as of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the southern margin of Park Avenue, formerly First Avenue, 50 feet west of the corner of 47th Avenue North, formerly Sixth Street as shown on the plan of the Charlotte Park Company's First Subdivision, as of record in Book No. 57, Page 103, in the Register's Office for said County; running thence southerly and parallel to 47th Avenue North, 150 feet to an alley; thence westerly along the northern margin of said alley, 100 feet; thence northerly and parallel to 47th Avenue North, 150 feet to Park Avenue; thence easterly along the southern margin of said Park Avenue, formerly First Avenue, 100 feet to the beginning.

Being the same property conveyed to John Jackson Greer, Sr. and wife, Shirley Hunt Greer from Mamie Hall Reed, by Warranty Deed of record in Book 6385, Page 911, Register's Office for Davidson County, Tennessee.

Shirley Hunt Greer, having died on July 16, 2020, her interest in said property being vested in John Jackson Greer, Sr. as the surviving tenant by the entirety.

John Jackson Greer, Sr., having died testate on September 16, 2023, his interest in said property being conveyed pursuant to, and as authorized by, his Last Will and Testament as shown in Case No. 24P21, Seventh Circuit Court (Probate Division) for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Sumner, TENNESSEE.

This is improved property known as 4703 Park Avenue, Nashville, Tennessee 37209.

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 that GRANTOR, in his capacity as EXECUTOR (and not individually) is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and that GRANTOR, in his capacity as EXECUTOR (and not individually) does further covenant and bind himself 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 my/our hand(s) this 25th day of July 2024.

Gerald Eugene Greer executor

Gerald Eugene Greer, Executor of the Last Will and Testament of John Jackson Greer, Sr.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Gerald Eugene Greer**, Executor of the Estate of John Jackson Greer, Sr., with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes contained therein, being authorized to do so by the terms of the Last Will of John Jackson Greer, Sr..

Witness my hand, at office, this 25th day of July 2024.

Notary Public

My Commission Expires: 9-8-25

NICHOLAS D. BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY