Karen Johnson Davidson County
Batch# 1163538 DEEDWARR
07/29/2024 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20240729-0057216

THIS INSTRUMENT PREPARED BY:
Momentum Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value,
whichever is greater, for this transfer is $1,200,000.00

Affiant

Subscribed and sworn to before me, this the
26th day of July, 2024.

Notary Public

My Commission Expires: 4-23-25

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Keith B. Hill and Lindy B. Hill 740 Old Dickerson Pike Goodlettsville, TN 37072	State Employees CU PO Drawer 25279 Raleigh NC 27611	025 00 0 069.00

EXECUTOR'S DEED

James D. Scott died on April 27, 2021 at the age of 93 in Goodlettsville, Tennessee, leaving a Last Will and Testament dated December 4th, 2017. The Last Will and Testament was admitted to probate on May 26th, 2021 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Case Number 21P941. The Last Will and Testament names Lynda D. Scott as Executor, and provides that Executor shall have full authority and discretion to convey the below-described real property.

The Executor was duly qualified to serve on June 1st, 2021. In accordance with the provisions of the Last Will and Testament of James D. Scott, the said **Lynda D. Scott, as Executor of the Estate of James D. Scott**, the Grantor herein, for and in consideration of the devises and bequest made and the duties and powers conferred upon the said Executor in the said Estate of James D. Scott, deceased, by these presents do hereby quitclaim, transfer and convey the property herein described to **Keith B. Hill and wife, Lindy B. Hill**, Grantees, or any successor, all right, title and interest in the following described real estate located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, located in the corporate limits of the City of Goodlettsville, described according to an unrecorded survey by Stanford and Associates, Inc., dated January 28, 1977, of the Mrs. J. K. Taylor property, more fully described as follows:

Beginning at a spike in the centerline of Old Dickerson Pike at the Northeast corner of this property and common to the J. H. Sawyer property; thence leaving said pike along an old fence and tree line South 17 deg. 23' 33" West, 961.19 feet to an iron pin; thence South 79 deg. 45' 42" West, 346.02 feet to an iron pin in the centerline of ditch; thence along centerline of ditch North 40 deg. 50' 57" West, 123.78 feet to an iron pin; thence North 75 deg. 56' 52" East 172.23 feet to an iron pin; thence continuing on North 75 deg. 56' 52" East, 26.54 feet to an iron pin; thence North 3 deg. 54' 56" East, 712.32 feet to a spike in the centerline of old Dickerson Pike; thence along the centerline of said pike North 72 deg. 03' 10" East, 299.39 feet to a spike; thence along said pike North 75 deg. 34' 06" East, 99.89 feet to a spike; thence along said pike North 82 deg. 21' 31" East, 124.86 feet to the point

of beginning and containing 7.578 acres, more or less.

Being the same property conveyed to James D. Scott and Wife, Pearlie B. Scott, by Warranty Deed from William H. Hill, unmarried, of record in Book 7407, Page 146, in the Register's Office of Davidson County, Tennessee, dated November 18, 1987, and recorded on November 19, 1987. The said Pearlie B. Scott died on December 19, 2016, then James D. Scott died April 27, 2021 testate, devising subject property to Lynda D. Scott, trustee of the James D. Scott Trust dated 9/3/2006. See Probate Case 21P941, Davidson County Seventh Circuit Court.

This is improved property located at: **740 Old Dickerson Pike, Goodlettsville, Tennessee 37072.**

The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such rights, interest, easements, limitation, restrictions, encumbrances and other mattes as may affect the Property.

Whenever 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 WHEREOF, this instrument has been executed this the 26th day of July, 2024.

GRANTOR

Estate of James D. Scott

By: _____
Lynda D. Scott, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Lynda D. Scott, Executor of the Estate of James D. Scott,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Executor of the Estate of James D. Scott, the within named bargainor, and that she as such Executor executed the foregoing instrument for the purposes therein contained, by signing in the name of the Estate by herself as Executor.

WITNESS WHEREOF, this the 26th day of July, 2024.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: 3/3/26

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 7-26-24 (date of document).

Affiant Signature

7-29-24
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 29th day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY