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: Kathy A. LaBrec
877 Hillhaven Ct.
Nashville, TN 37220

Send tax notice to: New Owner

Map and Parcel No.: 160-6 40

Karen Johnson Davidson County
Batch# 1164424 DEEDQC
07/31/2024 08:24:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240731-0057811

EXECUTOR'S DEED

I, Robert E. LaBrec Jr., Executor of the Estate of Robert E. LaBrec ("Grantor"), appointed by the Davidson County Probate Court, File No. 24P288, and pursuant to the authority granted me under Article 4.3 of the decedent's Last Will and Testament, do hereby devise, release, grant, bargain, sell, convey and forever quitclaim, convey and transfer to Kathy A. LaBrec ("Grantee"), its heirs and assigns, all of the Estate's interest in the following described tract of land in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 206 on the Plan of Oak Hill Estates, Section II of record in Plat Book 4460, pages 36, 37, and 38 Register's Office for said County, to which plat reference is hereby made for a more complete legal description.

Description is taken from prior deed of record. This improved property is known as 877 Hillhaven Court, Nashville, TN 37220.

The previous and last instrument and prior title is a Warranty Deed conveying the property to Robert E. LaBrec, married, from John S. Hutson and wife, Jane L. Hutson, dated April 11, 1997, and recorded at Book 10443, Page 621, in the Register's Office in Davidson County, Tennessee.

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

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on the 24th day of JUNE, 2024.

ESTATE OF ROBERT A. LABREC, DECEASED

BY: Robert E LaBrec
Robert E. LaBrec, Jr., Executor

STATE OF TENNESSEE
COUNTY OF Williamson

Robert E. LaBrec, Jr., Executor, 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 he executed the within instrument as his free act and deed for the purposes therein contained.

Witness my hand and official seal this 24 day of June, 2024.

D P Davidson
Notary Public

DEBRA P DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: July 13, 2024

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, **Aaron B. Morales**, 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 on June 24, 2024 and authenticated according to law on July 30, 2024.

Affiant Signature

Dated: July 30, 2024

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 30 day of July, 2024.

Notary's Signature

My Commission Expires: 6/17/2028

Notary's Seal:

