This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1179261 DEEDWARR
09/09/2024 01:48:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240909-0069301

EXECUTOR'S DEED

Address New Owners:
Birdie Faulkner Brown Estate
James Brown, Jr., Executor
330 East 38th ST Apt 41 E
New York, NY 10016

Send Tax Bills To:
James Brown Jr.
330 East 38th ST Apt 41 E
New York, NY 10016

Map/Parcel Number:
092 06 0 023.00

WHEREAS, James Harvey Brown (the "Decedent") died on June 27, 2020, and Decedent's Last Will and Testament, dated August 22, 1986, was admitted to probate on September 17, 2020, as File No. 20P1432 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) (the "Will"); and

WHEREAS, James Brown, Jr. is the duly appointed Executor (the "Executor") of the Decedent's Estate (the "Estate") under the Will; and

WHEREAS, Birdie Faulkner, the Decedent's surviving spouse, survived the Decedent but then died on January 11, 2021, her Last Will and Testament, dated August 22, 1986, was admitted to probate on May 25, 2021, as File No. 21P816 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), and James Brown, Jr. was appointed as Executor for the Birdie Faulkner Brown Estate; and

WHEREAS, the Executor desires to convey all of the Decedent's right, title and interest in and to certain real property located in Davidson County, Tennessee, and any improvements thereon, described on **Exhibit A** attached hereto and incorporated herein by this reference (the "Property") to James Brown, Jr., Executor, for the Birdie Faulkner Brown Estate in order to settle matters of the Estate in accordance with the terms of the Will.

NOW, THEREFORE, in consideration of the foregoing premises and no other monetary consideration, the Executor hereby transfers, and conveys all of the Executor's right, title and interest in the Property to James Brown, Jr., Executor, for the Birdie Faulkner Brown Estate (the "Beneficiary").

This is improved property known as 928 30th Avenue North, Nashville, Tennessee 37209.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Beneficiary, its successors and assigns, forever; and the Executor hereby transfers, assigns, and sets over unto the Beneficiary, all of the Estate's right, title and interest in the said Property with full benefit of the Executor's warranties to the maximum extent that he can or should do as Executor, but not further or otherwise.

IN WITNESS WHEREOF, the Executor has executed this instrument this 7 day of August, 2024.

James Brown, Jr., Executor
Estate of James Harvey Brown

STATE OF NY)
)
COUNTY OF NY)

Personally appeared before me, a Notary Public in and for said State and County, James Brown, Jr., who upon oath acknowledged that he is the Executor of the Estate of James Harvey Brown, deceased (the "Estate"), the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in NY, state of NY, this 7 day of August, 2024.

Notary Public

My Commission Expires: 12/13/2025

AHMED JAWAD
Notary Public - State of New York
NO. 01JA6426391
Qualified in Suffolk County
My Commission Expires Dec 13, 2025

STATE OF NY)
)
COUNTY OF NY)

This transfer is exempt from taxation pursuant to T.C.A. 67-4-409 (a)(3)(D).

James Brown, Jr., Affiant

Subscribed and sworn to before me this 7 day of August, 2024.

Notary Public

My Commission Expires: 12/13/2025

AHMED JAWAD
Notary Public - State of New York
NO. 01JA6426391
Qualified in Suffolk County
My Commission Expires Dec 13, 2025

EXHIBIT A

Land in Davidson County, Tennessee, being the southerly 50 feet of the northerly 250 feet of the westerly part of Block 13 on the Plan of Midway, of record in Book 421, page 11, Register's Office for Davidson County, Tennessee.

Said part of said Block fronts 50 feet on the easterly side of 30th Avenue North and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to James H. Brown by Warranty Deed from Austin G. Swett and wife, Jacqueline N. Swett, of record in Book 4119, page 171, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 928 30th Avenue North, Nashville, Tennessee 37209.

CERTIFICATE OF AUTHENTICITY

I, Carla L. Lovell, 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 August 7, 2024.

Carla L. Lovell

August 13, 2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 13th day of August, 2024.

Notary Public

My Commission Expires: 7/7/25

