Karen Johnson Davidson County
Batch# 1179296 DEEDWARR
09/09/2024 02:05:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240909-0069337

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

EXECUTOR'S DEED

Address New Owners:
James Harvey Brown, Jr. et al
330 East 38th ST Apt 41 E
New York, NY 10016

Send Tax Bills To:
same

Map/Parcel Number:
092 05 0 304.00

WHEREAS, Birdie Faulkner Brown (the "Decedent") died on January 11, 2021, and Decedent's 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) (the "Will"); and

WHEREAS, James Harvey Brown, Jr. is the duly appointed Executor (the "Executor") of the Decedent's Estate (the "Estate") under the Will; 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 (i) James Harvey Brown, Jr. as to an undivided twenty-five percent (25%) tenant in common interest; (ii) Jacqueline Brown as to an undivided twenty-five percent (25%) tenant in common interest; (iii) Renee Brown as to an undivided twenty-five percent (25%) tenant in common interest; (iv) Dana Davenport as to an undivided twelve and one-half percent (12.5%) tenant in common interest; and (v) Candace Brown Zeller as to an undivided twelve and one-half percent (12.5%) tenant in common interest, 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 (i) James Harvey Brown, Jr. as to an undivided twenty-five percent (25%) tenant in common interest; (ii) Jacqueline Brown as to an undivided twenty-five percent (25%) tenant in common interest; (iii) Renee Brown as to an undivided twenty-five percent (25%) tenant in common interest; (iv) Dana Davenport as to an undivided twelve and one-half percent (12.5%) tenant in common interest; and (v) Candace Brown Zeller as to an undivided twelve and one-half percent (12.5%) tenant in common interest (the "Beneficiaries").

This is unimproved property known as 0 Clifton Avenue, 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 Beneficiaries, 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 Harvey Brown, Jr., Executor
Estate of Birdie Faulkner Brown

STATE OF NY)
)
COUNTY OF NY)

Personally appeared before me, a Notary Public in and for said State and County, James Harvey Brown, Jr., who upon oath acknowledged that he is the Executor of the Estate of Birdie Faulkner 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 Harvey 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, as follows:

Being lots Nos. 70 and 71, on the Plan of G. E. Jackson's Subdivision of the Marable Tract, as of record in book 161, page 86, Register's Office for said County.

Said lots Nos. 70 and 71 front together 63 feet on the southerly side of the Clifton Pike and run back between parallel lines 115 to an alley.

Being the same property conveyed to Dr. James H. Brown and wife, Birdie F. Brown, by Deed from Phil Cohen and wife, Sara K. Cohen, and Gilbert Lee Cohen, of record in Book 4302, page 151, Register's Office for Davidson County, Tennessee. The said James Harvey Brown died on June 27, 2020, his interest vesting in Birdie Faulkner Brown, his surviving spouse.

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

This is unimproved property known as 0 Clifton Avenue, 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

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

