This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215
TN BPR # 11639
P 615.414.1368 F 615.915.4964

Karen Johnson
Batch # 1184510
09/20/2024 01:32:52 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240920-0073157

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $-0-.

Mary Moore Mitchell

Mary Moore Mitchell, Affiant

BRIAN PAYNE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Subscribed and sworn to before me, this 19 day of September 2024.

Notary Public
My commission expires: 09/07/2026

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Mary Moore Mitchell 4216 Lone Oak Road Nashville, TN 37215	New Owner	115-15-74

EXECUTOR'S DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mary Moore Mitchell, as Executor of the Estate of John Franklin Ahner, deceased,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to, **Mary Moore Mitchell, devisee of subject property pursuant to the Last Will and Testament of John Franklin Ahner, deceased,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

BEING LOT NO. 91 ON THE PLAN OF WEST MEADE FARMS, INC, SECTION "E" AS OF RECORD IN BOOK 1835, PAGE 70, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 91 FRONTS 145 FEET ON THE SOUTHERLY SIDE OF ROBIN HILL ROAD AND RUNS BACK 362.3 FEET ON THE WESTERLY LINE AND 367.2 FEET ON THE EASTERLY LINE, TO A DEAD LINE, MEASURING 145.1 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JOHN F. AHNER BY QUITCLAIM DEED FROM SALLY RHODES AHNER, PURSUANT TO DECREE OF DIVORCE STYLED, *SALLY RHODES AHNER VS. JOHN FRANKLIN AHNER*, CIVIL ACTION NO. 01D-1590, FOURTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE, OF RECORD IN INSTRUMENT NO. 200220619-0074301, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FURTHER BEING THE SAME PROPERTY CONVEYED TO JOHN F. AHNER AND WIFE, SALLY RHODES AHNER, BY DEED FROM ISADORE WASSERMAN AND WIFE, HELEN L. WASSERMAN, OF RECORD IN BOOK 5514, PAGE 812, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

JOHN FRANKLIN AHNER HAVING SINCE DIED ON JUNE 14, 2024, WITH HIS LAST WILL AND TESTAMENT BEING PROBATED IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION, DOCKET NO. 24P1460, WHEREBY MARY MOORE MITCHELL WAS ISSUED LETTERS TESTAMENTARY AND IS THE DEVISEE OF THE SUBJECT PROPERTY PURSUANT TO THE SAID LAST WILL AND TESTAMENT OF JOHN FRANKLIN AHNER.

John F. Ahner is one and the same person as John Franklin Ahner.

This is improved property known as 6313 Robin Hill Road, Nashville, Tennessee 37205.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, her 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 hand this 19 day of September 2024.

Mary Moore Mitchell

MARY MOORE MITCHELL, EXECUTOR OF THE ESTATE OF JOHN FRANKLIN AHNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public for said county and state, Mary Moore Mitchell, Executor of the Estate of John Franklin Ahner, deceased, with whom I am personally acquainted (or proved to me by satisfactory evidence), who acknowledged executing this instrument as Executor for the purposes stated therein and affirmed her authority to act as such.

Witness my hand in Nashville, Tennessee, this 19 day of September 2024.

Notary Public

My Commission expires: 09/07/2026

BRIAN PAYNE (SEAL)
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON