ADDRESS OF NEW OWNER:
Elizabeth Brank
2640 Edge O Lake Drive
Nashville, TN 37217

SEND TAX BILLS TO:
Same

Map & Parcel 150 07 0 269.00

THIS INSTRUMENT PREPARED
BY: Jarod C. Richert
Attorney at Law
516 South Main Street
Springfield, Tennessee

Karen Johnson Davidson County
Batch# 1189475 DEEDQC
10/03/2024 08:43:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241003-0076648

# EXECUTOR'S DEED

THIS EXECUTORS DEED made this the 26th day of July, 2024 between **Elizabeth Brank, Administrator of the Estate of Hence Brank, Jr.**, referred to herein as Grantor, and **Elizabeth Brank,** referred to herein as Grantee.

**WITNESSETH**:

WHEREAS, Hence Brank, Jr. died intestate on December 15, 2023, a resident of Davidson County, Tennessee, with his estate being probated as Case No. 24P151 in the Probate Court for Davidson County, Tennessee, with the above Elizabeth Brank appointed as Administrator of said Estate; and

WHEREAS, it is the intent of this document for the Administrator of the Estate of Hence Brank, Jr. to convey that interest in real estate previously owned by Hence Brank, Jr.

NOW, THEREFORE, **ELIZABETH BRANK**, in her fiduciary capacity as Administrator of the Estate of Hence Brank, Jr., for and in consideration of the sum of TEN DOLLARS ($10.00), in hand paid by the said Grantee, the receipt of which is hereby acknowledged, does hereby bargain, sell, and QUITCLAIM unto **ELIZABETH BRANK**, all of her right, title and interest as personal representative of said Estate in and to the below described property, being a certain tract or parcel of land situated in Robertson County, Tennessee, described as follows, to wit:

NOW, THEREFORE, Elizabeth Brank, in her fiduciary capacity as Executor of the Estate of Elizabeth Brank, for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid by the said Grantee, the receipt of which is hereby acknowledged, and further in compliance with the terms of said Last Will and Testament, does hereby bargain, sell, and QUITCLAIM unto the said Grantees, heirs and assigns interest of said estate the below described property, described as follows:

**Being Lot No. 49-A, Zone Lot Division, Lot 49, Lakeshore Woods, Section 2, as shown by plat and survey of record in Plat Book 6250, Page 160, amending Plat Book 5200, Page 608, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.**

**Being the same property conveyed to Hence Francis Brank, Jr., a single man, by deed from Jennifer L. Lane, a single woman, of record as Instrument No. 20180403-0031270, Register's Office for Davidson County, Tennessee, Tennessee. Hence Francis Brank, Jr. and Hence Brank, Jr. being one and the same person**

IN WITNESS WHEREOF, the said Grantor has hereunto set hand and seal the day and year of her notarial signature hereto.

**Estate of HENCE BRANK, JR.**

By: Elizabeth Brank
Elizabeth Brank, Administrator

STATE OF TENNESSEE )
COUNTY OF ROBERTSON )

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **Elizabeth Brank** 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 Administrator of the Estate of Hence Brank, Jr. the within named bargainor, an estate, and that she, as such Administrator, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the estate by herself as such Administrator.

Witness my hand and official seal at office this the 26th day of July, 2024.

RHONDA DAVENPORT NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY My Commission Expires 3/21/2028

Rhonda Davenport
NOTARY PUBLIC

My commission expires: _____

**This instrument is exempt from Tennessee Recording Tax pursuant to T.C.A. §67-4-409 (a)(3)(D), as a deed executed by an Executor to implement a testamentary devise.**

Certificate of Authenticity

I, Jarod C. Richert, 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 7-26-2024.

Date

Affiant Signature

10-3-2024

Date

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 3rd day of October, 2024.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

RHONDA DAVENPORT
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 3/21/2028