Karen Johnson Davidson County
Batch # 1189576 DEEDQC
10/03/2024 11:31:14 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241003-0076801

ADDRESS NEW OWNER:
TRAVIS VINCENT LOCKETT, and
JENNIFER LYNN HAMMOND
427 Bonnawood Drive
Hermitage, Tennessee 37076

SEND TAX BILLS:
SAME AS ABOVE
427 Bonnawood Drive
Hermitage, Tennessee 37076

Map-Parcel No: 07412004700

EXECUTOR DEED

TRAVIS VINCENT LOCKETT, EXECUTOR OF THE ESTATE OF SAMUEL CALVIN LOCKETT, by the powers conferred by Letters Testamentary, State of Tennessee, Seventh Circuit Court of Davidson County, Probate Division, at Nashville, Docket Number 24P-1593 and every other power, and in accordance with the *Last Will and Testament* of Samuel Calvin Lockett, conveys and quitclaims all right, title and interest, in fee simple absolute, unto **TRAVIS VINCENT LOCKETT and JENNIFER LYNN HAMMOND,** hereinafter called the Grantees, as tenants in common, their heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and more particularly described as follows, to wit:

BEING Lot No. 616 on the Plan of Sec. VI, Hermitage Hills as of record in Book 3300, page 10; Register's Office for said County, and described as follows: BEGINNING at a point in the westerly margin of Bonnawood Court, at the corner of Lots 616 and 617; thence with the line between said lots, northwesterly 153.3 feet to a point; thence northeasterly 126.06 feet to the southerly margin of Bonnawood Drive; thence with the same, partly around a slight curve, 97.2 feet to the beginning of a curve, thence around said curve, southeasterly 36. 75 feet to the westerly margin of Bonnawood Drive; thence with the margin of the same, southerly 76.38 feet to the point of beginning.

BEING the same property conveyed to Samuel C. Lockett and wife, Rita S. Lockett, by deed from James Leonard Fraser and wife, Geraldine B. Fraser, as of record in Book 3326, page 27, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to James Leonard Fraser and wife, Gerldine B. Fraser, by deed from A.H. Johnson and wife, as of record in Book 3315, page 407, said Register's Office.

BEING the same property conveyed to Samuel C. Lockett (deceased July 5, 2024) by Quitclaim Deed from Rita S. Lockett, dated August 17, 2015 and recorded on August 21, 2015 in Instrument Number 20150821-0084359, Register's Office for Davidson County, Tennessee.

Samuel C. Lockett and Samuel Calvin Lockett are one in the same person.

This conveyance is subject to any and all restrictive covenants, easements, and setback lines that are applicable to the above-described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

This property is improved property known as 427 Bonnawood Drive, Hermitage, Tennessee 37076.

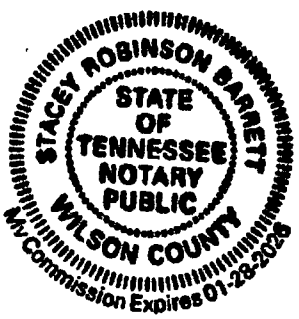
Witness my hand on this the 26 day of September, 2024.

TRAVIS VINCENT LOCKETT, Executor

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Travis Vincent Lockett**, to me known to be the person described herein and who executed the foregoing instrument and acknowledged before me that he executed the same.

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



Notary Public
My Commission Expires: 12826

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is NONE and is in accordance with the *Last Will and Testament of Samuel Calvin Lockett* admitted to probate on the 24th day of August, 2024 in the Probate Court for Davidson County, Tennessee.

Jacquie Bucklet
AFFIANT

Subscribed and sworn to before me on this the 26 day of September, 2024.

Stacey Robinson Barrett
NOTARY PUBLIC
My Commission Expires: 1-28-26

STACEY ROBINSON BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026

This instrument was prepared based on information furnished by parties. The preparer makes no representations or warranties as to the correctness thereof or the status of the title to the property described herein.

This Instrument was Prepared By:

Yancy Belcher, Attorney
2306 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122
(615) 773-2889