Karen Johnson
Batch # 1189576
10/03/2024 11:31:14 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20241003-0076802

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 No. 150-9
Parcel No. 134
2D-36679

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 16, Section Four, Phase Two of Forest View Park of record in Plat Book 5200, Page 674, Register's Office for Davidson County, Tennessee to which plat reference is being made for a more complete legal description.

BEING part of the same property conveyed to Fox Ridge Company, a Limited Partnership, by deed from Kate Barksdale Cain, Trustee and John E. Cain, III of record in Book 6158, Page 238, Register's Office for said County.

BEING the same property conveyed to Samuel C. Lockett (deceased July 5, 2024), single, by Warranty Deed from Fox Ridge Company, a Limited Partnership, dated February 20, 1987 and recorded on March 3, 1987 in Book 7153, Page 301, 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 existing easements and restrictions of record.

This conveyance is subject to restrictive covenants of record in Book 6312, Page 609, Register's Office for said County.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

This property is improved property known as 2965 Owendale Drive, Antioch, Tennessee 37013.

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 29 day of September, 2024.



Notary Public
My Commission Expires: 1-28-26

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

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

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