NEW OWNERS :
DAVID SCOTT NORTHCUTT
4825 MATTERHORN DR
OLD HICKORY, TN 37138-1437

SEND TAX BILLS TO:
DAVID SCOTT NORTHCUTT
4825 MATTERHORN DR
OLD HICKORY, TN 37138-1437

Karen Johnson
Batch # 1195839
10/21/2024 08:33:32 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20241021-0081333

Parcel ID: 108 07 0B 046.00
Deed Reference 00008790-0000835

THIS INSTRUMENT PREPARED BY:
Shawn J. McBrien, Attorney At Law
1050 Hamilton Station Blvd, Ste 200
Lebanon TN 37087

This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(D)

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SHAWN MCBRIEN, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

EXECUTOR DEED

KNOW ALL MEN BY THESE PRESENTS that **DAVID SCOTT NORTHCUTT,** the duly appointed Executor, a copy of his Letters of Testamentary being attached hereto as *Exhibit A*, of the Estate of Edward Wayne Northcutt, deceased, which estate is administered in the Probate Court for Wilson County, Tennessee, Case No. 2024PR301, for and in consideration of the sum of Zero ($0.00) Dollars, cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, and in connection with the distribution and closing of the Estate of Edward Wayne Northcutt, the decedent's Will having been duly admitted to probate in Wilson County, Tennessee, and recorded as 2024PR301, Probate Court Clerk's Office for said county, has bargained and sold and hereby conveys, remises, releases and forever quitclaims unto David Scott Northcutt, his heirs and assigns, all his right, title and interest in and to a certain tract(s) of land described as follows, to-wit:

> Land in Davidson County, Tennessee being Unit Number 46, Building C, of Timberlake Condominiums, of record in Master Deed recorded in Book 6549, page 475, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units, as set forth in Exhibit A-1 of the Master Deed.

This is the same description as the prior deed of record.

Being the same property conveyed to Edward Wayne Northcutt and wife, Patricia Nell Northcutt, by deed from James L. Deatrick, unmarried, of record in Book 8790, Page 835. Register's Office for Davidson County, Tennessee.

This is property known as Timberlake Condominiums, 46, 142 N Timber Drive, Nashville, TN 37214.

Patricia Nell Northcutt predeceased Edward Wayne Northcutt on January 27, 2020.

This conveyance is made subject to all facts, conditions, limitations, restrictions, easements, zoning and planning ordinances, and health department regulations of record that may affect the premises.

This conveyance is further made subject to all of the facts, conditions, limitations, and information contained in the Master Deed and By-Laws for Timberlake Condominiums, affecting the property herein conveyed, as evidenced by instruments of record in Book 6549, page 475; Book 6549, page 520; Instrument of Clarification of record in Book 6561, page 141, as amended in Instrument of Correction of record in Book 7153, page 617, Register's Office for Davidson County, Tennessee, to all of which instruments reference is here made.

WITNESS my hand this 22 day of August, 2024.

David Scott Northcutt - Executor
DAVID SCOTT NORTHCUTT, EXECUTOR
Estate of Edward Wayne Northcutt

AFFIDAVIT OF NOTARY PUBLIC

Personally appeared before me, the undersigned, a notary public in and for the state and county said, DAVID SCOTT NORTHCUTT, Executor of the Estate of Edward Wayne Northcutt, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22 day of August, 2024.

Martha S. Whitman
NOTARY PUBLIC
My Commission expires: 01/30/2027



PROBATE COURT OF WILSON COUNTY, TENNESSEE, AT LEBANON

[redacted]

LETTERS TESTAMENTARY

The Estate of: **EDWARD WAYNE NORTHCUTT** DOCKET NO: **2024PR304**

It appearing to the Court that **EDWARD WAYNE NORTHCUTT,** has died leaving a written Will in which you are appointed Executor(s) and which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you;

THESE ARE, THEREFORE, to empower you, the said **DAVID SCOTT NORTHCUTT,** to enter upon the execution of said Will, and take into your possession all of the property, and to make within sixty (60) days from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of said Will and the laws of the land.

WITNESS, Millie Sloan, Clerk of the Probate Court, at office, this 10th day of July, 2024.

MILLIE SLOAN, Clerk

Beth Benton D.C.

PROBATE COURT OF WILSON COUNTY TENN. LEBANON

STATE OF TENNESSEE
WILSON COUNTY

I, Millie Sloan, Clerk of the Probate Court, do hereby certify that the foregoing is a full, true and perfect copy of the Letters Testamentary issued to the above named Executor(s) of the above named estate and I do further certify that the above mentioned is still acting as Executor(s) of the estate, and all acts as such are entitled to full faith and credit, as it appears from the official record in my office in Lebanon, Tennessee this the 10th day of July, 20 24.

MILLIE SLOAN, Clerk

Beth Benton D.C.

PROBATE COURT OF WILSON COUNTY TENN. LEBANON

Certificate of Authenticity

I, Shawn J. McBrien, BPR# 012169, 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 September 23, 2024.

Date

Shawn McBrien

Affiant Signature

09/23/2024
Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 23rd day of September, 2024.

Martha S. Whitman

Notary's Signature

My Commission Expires: 01/30/2027

Date

Notary's Seal (if on paper)

