This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CSW)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1196558 DEEDQC
10/22/2024 11:23:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20241022-0082009

CO-EXECUTORS' DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Number:
Fish Tennessee Community Property Trust, Debra Fish Co-Trustee c/o Walt Leaver 1603 Burton Avenue Nashville, TN 37215	Same	104 09 0 159.00 092 09 0 363.00

WHEREAS, Sarah E. Fish (the "Decedent") died on December 13, 2020 and Decedent's Last Will and Testament, dated January 15, 2015, was admitted to probate on August 12, 2021, as File No. 21P-1157 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) (the "Will"); and

WHEREAS, Debra Fish and Donald Fish Jr. are the duly appointed Co-Executors (the "Co-Executors") of the Decedent's Estate (the "Estate") under the Will; and

WHEREAS, the Co-Executors desire to convey all of the Decedent's right, title and interest in and to certain real property located in Davidson County, Tennessee, described on **Exhibit A** attached hereto and incorporated herein by this reference (the "Property") to Debra Fish and Donald Fish Jr., Co-Trustees, and their successors in trust, of the Fish Tennessee Community Property Trust dated January 15, 2015 ("Co-Trustees"), in order to settle matters of the Estate in accordance with the terms of the Will.

NOW, THEREFORE, in consideration of the foregoing premises and no other monetary consideration, the Co-Executors hereby transfer, and convey all of the Co-Executors' right, title and interest in the Property to Debra Fish and Donald Fish Jr., Co-Trustees, and their successors in trust, of the Fish Tennessee Community Property Trust dated January 15, 2015 (the "Beneficiary").

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

The Co-Trustees shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Beneficiary, its successors and assigns, forever; and the Co-Executors hereby transfer, assign, and set over unto the Beneficiary, all of the Estate's right, title and interest in the said Property with full benefit of the Co-Executors' warranties to the maximum extent that they can or should do as Co-Executors, but not further or otherwise.

IN WITNESS WHEREOF, the Co-Executors have executed this instrument this 22nd day of October, 2024.

Debra Fish, Co-Executor
Estate of Sarah E. Fish

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Debra Fish, who upon oath acknowledged that she is the Co-Executor of the Estate of Sarah E. Fish, deceased (the "Estate"), the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 22nd day of October, 2024.

Notary Public

My Commission Expires: March 3, 2026

CAROLYN SUE WENZEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: March 03, 2026

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

Donald Fish Jr., Co-Executor
Estate of Sarah E. Fish

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

Personally appeared before me, a Notary Public in and for said State and County, Donald Fish Jr., who upon oath acknowledged that he is the Co-Executor of the Estate of Sarah E. Fish, deceased (the "Estate"), the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Los Angeles, this 21st day of October, 2024.

Notary Public

My Commission Expires: 08/06/2027

I. V. ZBARAZHSKIY
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
COMMISSION # 2457835
MY COMM. EXPIRES AUGUST 6, 2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. 67-4-409(a)(1)(C)(iv).

Affiant

Subscribed and sworn to before me this 30th day of October, 2024.

Notary Public

My Commission Expires: March 3, 2027

CAROLYN SUE WENZEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: March 03, 2027

EXHIBIT A

Tract 1: 3524 West End Avenue, Nashville TN (M/P No. 104 09 0 159.00)

A parcel of land in Davidson County, State of Tennessee, and described as follows:

Being the easterly ½ of Lot No. 57 of Block No. 3 on the plan of Richland Realty Company's Division "A".

A plan of property is of record in Book 161, page 151, Register's Office for said County, showing the same divided into blocks, but not showing the Subdivision of the blocks into small lots.

According to a printed copy of an unregistered plan subdividing said blocks into small lots, said part of Lot No. 57 is described as follows:

Beginning on the northerly margin of West End Avenue at a point 350 feet east of the easterly margin of Bowling Street, said point being the southeast corner of the property conveyed to Mrs. Annie J. Erwin by deed from W.D. Haggard of record in Book 612, page 791, said Register's Office; thence with the northerly margin of said Avenue, eastwardly 50 feet to the comer of Lots Nos. 57 and 59; thence with the line between said two lots, northwardly 200 feet; thence westwardly 44.75 feet to the northeast comer of said Erwin lot; thence with the easterly line of said Erwin lot, southwardly 200 feet to the beginning.

This is improved property known as 3524 W End Avenue, Nashville, Tennessee 37205.

Tract 2: 3300 Charlotte Avenue, Nashville TN (M/P No. 092 09 0 363.00)

A parcel of land in Davidson County, State of Tennessee, and described as follows:

Being Lot No. 27 on the plan of the re-subdivision of the Wilcox property as of record in Book 421, page 42, Register's Office for said County.

Said Lot No. 27 fronts 50 feet on the northerly side of Charlotte Pike and runs back 136 feet on the easterly line with the westerly margin of 33rd Avenue North, formerly Eulalia Street, and 137 feet on westerly line to an alley, measuring 50 feet thereon.

This is unimproved property known as 3300 Charlotte Ave, Nashville, Tennessee 37209.

CERTIFICATE OF AUTHENTICITY

I, Carolyn S. Wenzel, 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 10/22/24 (date of document).

Carolyn S. Wenzel

October 22, 2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 22nd day of October, 2024.

Notary Public

My Commission Expires: 10/4/27

STACIE L. BEISHUIZEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 4, 2027