This instrument prepared by:
Martha Brooke Perry, Attorney.
BALTHROP, PERRY & NOE, PLLC
102 Boyd Street, P.O. Box 82
Ashland City, TN 37015

Wayne Lelard Shearon, Executor
of the Estate of Mary Ruth Shearon

TO: NEW OWNER:
Wayne Lelard Shearon
1010 Rustic Hills Drive
Ashland City, TN 37015

Map and Parcel: 090 12 0 099.00

SEND TAX BILLS TO: SAME

Karen Johnson Davidson County
Batch # 1207971 DEEDQC
11/22/2024 01:04:25 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20241122-0091526

EXECUTOR'S DEED

For and in consideration of the satisfaction of the terms of the Last Will and Testament of Mary Ruth Shearon, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Wayne Lelard Shearon, as Executor of the Estate of Mary Ruth Shearon, Grantor herein, does hereby convey unto Wayne Lelard Shearon, Grantee herein, his heirs and assigns, all right, title, and interest of the said Estate in and to the following described property:

Land in Davidson County, Tennessee, being Lot. No. 243 on the Map of Charlotte Park, Section IV, as of record in Book 2663, Page 71, Register's Office for said County, more particularly described as follows:

Beginning at a point in the southwesterly margin of Edsel Drive, common corner of Lots Nos. 242 and 243; thence southwesterly, along the line between said two lots, 116.6 feet to the common rear corner of Lots Nos. 242, 243 and 244; thence southeasterly, with the line between Lots Nos. 243 and 244, 119.0 feet to a point in the northwesterly margin of Foundry Drive; thence northeasterly with the margin of said Drive, 95.2 feet to a concrete monument; thence around a curve, northerly 40.2 feet to a point in the southwesterly margin of Edsel Drive; thence with said Drive, northwesterly 95.3 feet to the point of beginning.

Being the same property conveyed to James B. Shearon and wife, Mary Ruth Shearon by Warranty deed from Monica Ann Barr and Verne T. Odermann by deed of record at Record Book 5340, Page 49, Register's Office of Davidson County, Tennessee. James B. Shearon having since died on April 4, 1997 vesting title in Mary Ruth Shearon as surviving tenant by the entirety. Mary Ruth Shearon having since died on October 3, 2023 and by the terms of her Last Will and Testament, probated of record at Probate File 24P973, Office of Probate Clerk of Davidson County, Tennessee, title in her real property vested in Wayne Lelard Shearon.

IN WITNESS WHEREOF, I have hereunto set my hand this the 18 day of November, 2024.

Wayne Lelard Shearon
Wayne Lelard Shearon, Executor
Estate of Mary Ruth Shearon

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Wayne Lelard Shearon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 18 day of November, 2024.

Cyndi Reeder
NOTARY PUBLIC

My commission expires: 9-13-2028

CYNDI REEDER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration for this transfer is EXEMPT.

Wayne Lelard Shearon
Grantee

SWORN to and subscribed before me
this the 18 day of November, 2024.

Cyndi Reeder
NOTARY PUBLIC

My commission expires: 9-13-2028

CYNDI REEDER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

NO TITLE SEARCH WAS PERFORMED IN CONNECTION WITH THE PREPARATION OF THIS INSTRUMENT, AND THE PREPARER ASSUMES NO LIABILITY AS THE STATUS OF TITLE OF THE SUBJECT PROPERTY.