Karen Johnson
Batch # 1208143
11/25/2024 09:07:26 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20241125-0091779

This Instrument prepared by and upon recordation return to:
THE BLAIR LAW FIRM
Attorneys at Law
1608 Westgate Circle, Suite 100
Brentwood, Tennessee 37027
(615) 953-1122

New Owner: Dennis Wayne Taylor
504 Morton Avenue
Nashville, TN 37211

Send tax notice to: Dennis Wayne Taylor
504 Morton Avenue
Nashville, TN 37211

Map and Parcel No. 119 13 0 165.00

EXECUTOR'S DEED

This instrument does not constitute a warranty of title, covenants, descriptions, or any other information contained herein. This instrument was prepared from information supplied by the parties; the preparer of this instrument makes no representations as to the status of the title of the property described herein.

I, **Jesse Lyle Taylor**, am the Personal Representative of the Estate of Mary Virginia Taylor ("Grantor") appointed by the Seventh Circuit Court for Davidson County, Tennessee – Probate Division, Case No. 24P1212, and in settlement of said testate estate pursuant to my authority under Item 3, Paragraph C of the Last Will and Testament of Mary Virginia Taylor which is of record in Instrument No. 20240816-0062726, Register's Office for Davidson County, Tennessee, do hereby devise, release, grant, bargain, sell, convey and forever quitclaim, convey and transfer to **Dennis Wayne Taylor** ("Grantee"), his heirs and assigns, all of the estate/decedent's interest in the following described parcel of land in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of College Heights of record in Book 332, Page 19, said Register's Office.

The legal description is taken from the prior deed of record. This is improved property commonly known as 504 Morton Avenue, Nashville, Tennessee 37211.

BEING THE SAME PROPERTY CONVEYED to Mary V. Taylor* from Wilbert E. Taylor by quitclaim deed of record in Book 7843 Page 762 Register's Office, Davidson County, Tennessee.

*Mary V. Taylor and Mary Virginia Taylor are one and the same person.

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on the 19 day of NOVEMBER, 2024.

ESTATE OF MARY VIRGINIA TAYLOR, DECEASED

By: Jesse Lyle Taylor, Personal Representative
Jesse Lyle Taylor, Personal Representative

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named bargainor, **Jesse Lyle Taylor, Personal Representative,** with whom I am personally acquainted (or proved to me on the basis of the following satisfactory evidence: —), and who acknowledged, upon oath, that he executed the same as his free act and deed for the purposes contained therein.

Witness my hand and official seal this 19th day of November, 2024.

NOTARY PUBLIC

My Commission Expires:

JULIE T. MOSS
TENNESSEE NOTARY PUBLIC
My Comm Exp. June 21, 2025
COUNTY OF WILLIAMSON

EXEMPTION FROM TRANSFER TAX AND OATH OF VALUE

Pursuant to Tenn. Code Ann. § 67-4-409, this transfer is exempt from transfer tax as a deed from an executor to implement a testamentary devise and no oath of value is required in any transaction that is exempt from tax.