This instrument prepared by:
T. Drake Uselton, BPR No. 039457
TENNESSEE CENTER FOR ESTATE & ELDER LAW, PLLC
718 South Church Street
Murfreesboro, TN 37130

Karen Johnson Davidson County
Batch# 1208632 DEEDQC
11/26/2024 02:20:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241126-0092573

THIS INSTRUMENT DOES NOT CONSTITUTE A WARRANTY OF TITLE, COVENANTS, DESCRIPTIONS, OR ANY OTHER INFORMATION CONTAINED HEREIN.

Grantee(s):	Charles Davis Gossett, Jr., 2406 Cabin Hill Rd., Nashville, TN 37214
Send tax notice to:	same
Map/Parcel Number:	073-11-0-110.00

EXECUTOR'S DEED

In order to provide muniment of title and for other valuable consideration received, the receipt of which is hereby acknowledged, I, Stephen Lee Gossett, Executor for the Estate of Charmaine B. Gossett, Davidson County Probate Court Docket Number 24P1778, pursuant to LETTERS TESTAMENTARY, issued on September 12, 2024, and in order to carry out the provisions of the Last Will and Testament of Charmaine B. Gossett, for and on behalf of the estate, for the purpose of serving as a muniment of title and further evidencing the divestiture of title in and to the premises hereinafter described from the aforesaid estate, or any person or entity claiming by, under, or through the title of Charmaine B. Gossett, do hereby devise, release, grant, bargain, sell, convey, and forever quitclaim to CHARLES DAVIS GOSSETT, JR., the real property situated in Davidson County, Tennessee, to wit:

> Being Lot No. 71 on the Map of Sunset View Subdivision, Section I, as of record in Book 2663, pages 27 and 28, Register's Office for said County.
>
> Said Lot No. 71 fronts 112 feet on the northerly side of Cabin Hill Road and runs back 151.7 feet on the westerly line and 164.8 feet on the easterly line to a dead line in the rear, measuring 97.1 feet thereon.
>
> Being the same property conveyed to Charles D. Gossett, Sr., and wife, Charmaine B. Gossett, by Warranty Deed from Lester Welch and wife, Lucille Welch, dated December 2, 1966, and recorded on December 5, 1966, of record in Book 4083, Page 34, Register's Office for Davidson County, Tennessee. Charles Davis Gossett, Sr. predeceased Charmaine B. Gossett on August 8, 2009.

This transfer is by quitclaim, and no warranties are made regarding the title.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

WITNESS my hand on this 26 day of November, 2024.

Estate of Charmaine B. Gossett, Deceased
Docket No. 24P1778
Davidson County Probate Court

BY: _____
Stephen Lee Gossett, Executor

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

On this 26 day of November, 2024, before me, Notary Public in and for the State of Tennessee, personally appeared Stephen Lee Gossett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument as his free act and deed and for the purposes therein contained.

My Commission Expires 05-18-25

_____
Notary Public

THOMAS DRAKE USELTON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 05-18-2025

OATH OF VALUE

This Executor's Deed is exempt from the recordation tax pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(D): "No such tax shall be levied on the transfer of any real estate where such: ... are deeds executed by an executor to implement a testamentary devise."

Because this transaction is exempt from tax, pursuant to Tenn. Code Ann. § 67-4-409(a)(5), no oath of value is required: "No oath of value shall be required in any transaction that is exempt from tax."

Certificate of Authenticity

I, **Amanda Moore**, do hereby make an 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 **11/26/2024**.

Amanda Moore

Name: **Amanda Moore**
Title: **Authorized Agent**
Date **11/26/2024**
STATE OF Tennessee
COUNTY OF **Rutherford**

Sworn to and subscribed before me on **11/26/2024.**

Brooke C. Travis

Notary Public: **Brooke C. Travis**
My Commission Expires: **07/08/2028**
Commission #: **N/A**

