Karen Johnson Davidson County
Batch# 1213026 DEEDWARR
12/06/2024 08:58:30 AM 4 pgs
Fees: $23.00 Taxes: $647.50
20241206-0094766

THIS INSTRUMENT PREPARED BY:
Equitus Law Alliance, PLLC
709 Taylor Street
P.O. Box 280240
Nashville, Tennessee 37228

FROM: John Leonard Pongratz, Executor of the Estate of Norma Jean Anderson Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No: 23P1014 ("GRANTOR")

TO: Kimberly Kay Anderson ("GRANTEE")

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Kimberly Kay Anderson 1007 Greenwich Park Nashville, TN 37215	Kimberly Kay Anderson 1007 Greenwich Park Nashville, TN 37215	53-3/332

EXECUTOR'S DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy-Five Thousand and No/100s Dollars ($175,000.00), cash in hand paid, John Leonard Pongratz, Executor of the Estate of Norma Jean Anderson, and John Leonard Pongratz, indivdually has bargained and sold, and by these presents does transfer and convey unto Kimberly Kay Anderson, a married woman, her heirs, successors, and assigns, all of his right, title and undivided interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 194 on the Plan of Section "C", Village of Old Hickory, as of record in Book 1424, page 66, Register's Office for said County, and an addition to the said Lot No. 194 shown on said plan. Reference is here made to said plan for a more complete description of said Lot No. 194. Said addition to said Lot 194 is more particularly described as starting at an iron pin at the southeast corner of Lot 194, Section "C", running thence 10.8 feet to an iron pin which is the point of beginning; thence around a curve to the left having a radius of 75 feet, 117.8 feet to a concrete monument; thence south 89°13' east 65 feet to an iron pin; thence around a curve to the right having a radius of 10 feet, 15.7 feet to an iron pin; thence south 0° 47' west 65 feet to an iron pin and the point of beginning, containing 0.05 acres, more or less.

Being the same property conveyed to Norma B. Anderson, by Quit Claim Deed dated June 05, 2000 from John D. Anderson, Jr., pursuant to Final Decree of Divorce, Docket No. 98D-888, Davidson County Circuit Court, of record in Instrument No. 20000606-0056585, in the Register's Office of Davidson County, Tennessee. Norma B. Anderson is one and the same with Norma Jean Anderson. The said Norma B. Anderson died on February 23, 2022, testate, devising subject property to John Leonard Pongratz. See Probate Case 23P-1014, Seventh Circuit Court of Davidson County, Probate Division. Also see Affidavit of Heirship recorded in Instrument No. 20230328-0022446 and Notice of Lis Pendens and Abstract of Suit recorded in Instrument No. 20230717-0054968.

Being the same property conveyed to Norma B. Anderson (being one in the same as Norma Jean Anderson), by Warranty Deed from Allen Guinn and wife, Josie Taylor Guinn, of record in Book 4342, Page 276, in the Register's Office of Davidson County, Tennessee, dated June 09, 1969 and recorded on June 16, 1969.

This is improved property located at 1500 Hadley Avenue, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John Leonard Pongratz, Executor of the Estate of Norman Jean Anderson, his successors and assigns, forever, in fee simple.

And the GRANTOR covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, except as follows:

1. 2024 Davidson County Real Property Taxes, a lien due and payable.
2 Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section "C", Village of Old Hickory, as recorded in Plat Book 1424, Page(s) 66.
3. Easement for Utilities, recorded in Book 2031, Page 582 .
4. All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.
5. Any discrepancies, conflicts, easements, boundary line disputes, any shortages in area, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the premises.

WITNESS my hand, this 4 day of December, 2024.

THE ESTATE OF NORMA JEAN ANDERSON

John Leonard Pongratz, Executor

John Leonard Pongratz, Executor

I, John Leonard Pongratz, join in the conveyance individually to convey any rights I have as the named beneficiary under the Last Will and Testament of Norma Jean Anderson (Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No: 23P1014)

John Leonard Pongratz, Individually

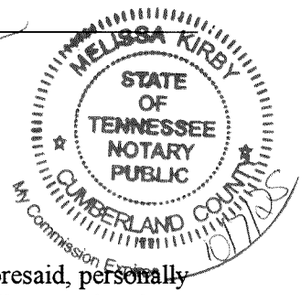
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

whom I am personally acquainted, or who 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 the 4 day of December, 2024.

Melissa Kirby
Notary Public

My Commission Expires: 10/7/25



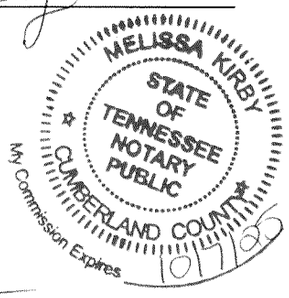
STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Cumberland)

Before me, the undersigned Notary Public in and for said State and County aforesaid, personally appeared John Leonard Pongratz, individually, the bargainor, with whom I am personally acquainted, or who 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 the 4 day of December, 2024.

Melissa Kirby
Notary Public

My Commission Expires: 10/7/25



STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Cumberland)

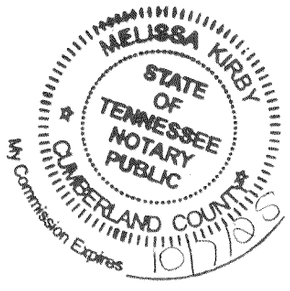
The actual consideration of value for this transfer is $175,000.00.

John Leonard Pongratz
Affiant

Subscribed and sworn to before me this 4 day of December, 2024.

Melissa Kirby
Notary Public

My Commission Expires: 10/7/25



True Copy Certification

I, **Tonya Cherry,** 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 this the 4 day of December, 2024.

Affiant Signature

Date 12/4/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 4 day of December, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

