EXECUTOR'S DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1.00.

Affiant/Executor

Subscribed and sworn to before me, this the 2nd day of December, 2024.

Notary

My Commission Expires: 9-28-26

STACEY ANGELLO NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

Karen Johnson Davidson County
Batch # 1213492 DEEDQC
12/09/2024 01:34:57 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20241209-0095445

THIS INSTRUMENT PREPARED BY:
Stacey Angello
The Law Office of Stacey Angello
14345 Lebanon Rd. Suite A
Old Hickory, Tennessee 37138
(615) 449-2700

Address of new owner:	Send Tax Bills to:	Map and Parcel ID No.
Anthony McClanahan, Sr. 106 Cassie Bell Dr. Old Hickory, Tennessee 37138	SAME	Map 05315001900, Parcel 19 Map 05316003800, Parcel 38

KNOW ALL PERSONS BY THESE PRESENTS that Anthony McClanahan, Sr., Executor for the ESTATE OF JAMES EDWARD MCCLANAHAN and in consideration of the sum of One Dollar and No/100 ($1.00), cash in hand paid, and other goods and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, and for the express purpose of making a transfer and conveyance, does hereby quitclaim, transfer, and convey unto ANTHONY McCLANAHAN, SR., his heirs, successors, and assigns, all of his right, title, or interest in and to the following described tracts of land, located in Davidson County, Tennessee, including any legal or equitable interest whatsoever said Estate may have, to wit, and incorporated herein by reference:

TRACT No. I: Being Lot No. 20 on the Plan of Dupontonia Park, as of record in Book 2900, page 47, Register's Office for said County. Said Lot No. 20 fronts 160 feet on the southeasterly side of Riner Drive and extends back 206 feet on the easterly line and 206.3 feet on the westerly line, to a dead line in the rear on which it measures 5 feet and is more or less triangular in shape.

Being the same property conveyed to Bennie C. McClung and wife, Bobie G. McClung, by deed from The Union Acceptance Corporation, as of record in Book 3101, page 503, Register's Office for Davidson County, Tennessee.

TRACT No. II: Being a tract marked "Reserved" and shown on the Plan of Dupontonia Park, as of record in Book 2900, page 47, said Register's Office, and lying south and adjoining Lot No. 20 on said Plan. Said "Reserved Tract" fronts119.2 feet on the easterly side of Riner Drive and extends back 206.3 feet on the northeasterly line and 203.1 feet on the southerly line, to a point in the rear and is more or less triangular in shape. Being the same property conveyed to Bennie C. McClung and wife Robbie G. McClung, by deed from the Union Acceptance Corporation, as of record in Book 3104, page 38, said Register's Office. The said Bobby C. McClung (or Robbie G. McClung) has since died.

Being the same property conveyed to James Edward McClanahan and wife, Iris W. McClanahan, by deed from Bennie C. McClung, as of record in Book 4234, page 964, Register's Office for Davidson County, Tennessee.

The said Iris W. McClanahan having died in Mt. Juliet, Tennessee on July 30, 2003, and being survived by her husband, James Edward McClanahan.

The said James Edward McClanahan having died testate in Old Hickory, Tennessee on December 11, 2023, and the Estate of James Edward McClanahan having been admitted into probate in the Seventh Circuit Court for Davidson County, Tennessee, in case number 24-P-275.

The above described property is conveyed subject to restrictions of record in Book 3075, page 533, and conditions set out in Plan of record in Book 2900, page 47, said Register's Office for Davidson County, Tennessee.

For Informational Purposes ONLY
This is improved property known as: 115 Riner Dr., Old Hickory, Tennessee, 37138.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The Grantor make no warranty, express or implied, as to title in the property herein described.

The preparer makes no representation or warranties as to the accuracy of the description or the status of the title to the property. This document has been prepared based upon information furnished to the preparer and without conducting a title search. It is the responsibility of the grantee to record this document and failure to do so could adversely affect the title of the property. The parties hereto signify their assent to this disclaimer by the execution and the acceptance of the instrument.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand on this, the 2nd day of December, 2024.

ANTHONY McCLANAHAN, Sr.
(Executor of the Estate of James Edward McClanahan)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANTHONY McCLANAHAN, Sr.**, Executor for the Estate of James Edward McClanahan, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this, the 2nd day of December, 2024.

Notary Public

My Commission Expires: 9-28-26

STACEY ANGELLO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY