Karen Johnson
Batch # 1218313
12/19/2024 10:52:25 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20241219-0098650

EXECUTOR'S DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for this transfer is $0 NONC

Subscribed and sworn before me this the 18 day of Dec 2024.

Affiant

NOTARY PUBLIC

My commission expires: 8-2-2027

RICHARD HEDGEPATH JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY: Richard Hedgepath, Attorney at Law, 810 Dominican Dr., Nashville, TN 37228 (615) 268-6575

NEW OWNERS	SEND TAX BILLS TO:	MAP & PARCEL
KEINON JABAAR BROOKS	**Same**	043 05 0 149.00
1809 KNOWLES ST		
NASHVILLE TN 37208		

For the express purpose of conveying all right, title, interest and equity in the real property described herein below pursuant to the **Last Will and Testament of MELVIN DEXTER PATTON**, which was probated on July 31, 2023, in case #23P-1288, in the Seventh Circuit Court For Davidson County, Tennessee, Probate Division, I, **KEINON JABAAR BROOKS, the appointed Executor in the Last Will and Testament of MELVIN DEXTER PATTON**, hereinafter referred to as Grantor, by these presents do hereby transfer and convey pursuant to the **Last Will and Testament of MELVIN DEXTER PATTON** all right, title, interest, and equity in the real property described herein below unto **KEINON JABAAR BROOKS**, hereinafter referred to as Grantee, his successors and assigns in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Block B on the map of Kennaston Estates Subdivision, as shown on plat of record in Plat Book 843, Page 23, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby make for a more particular description.,

Being the same property conveyed to Melvin D. Patton, a single person, by Household Financial Center, Inc., in a Special Warranty Deed recorded as Instrument #20060706-0080667, in the Register's Office for Davidson County, Tennessee

This is the same description as in the previous deed of record.

The subject property is improved property known as: 224 Roosevelt Ave., Madison, Davidson County, TN 37115.

Melvin D. Patton and Melvin Dexter Patton is one and the same person.

Melvin Dexter Patton died on June 8, 2023. He was not married when he died.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness my hand this 18 day of Dec 2024, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

KEINON JABAAR BROOKS – Executor of the Estate of Melvin Dexter Patton pursuant to the Last Will and Testament of Melvin Dexter Patton
- Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **KEINON JABAAR BROOKS – Executor of the Estate of Melvin Dexter Patton**, the bargainor, with whom I am personally acquainted, (or 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 Nashville, Tennessee, this 18 day of December, 2024.

NOTARY PUBLIC:

My commission expires: 03-09-2027

RICHARD HEDGEPATH JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.