Prepared by:
Perrone & Young
400 Sugartree Lane, #220
Franklin TN 37064-3073
615 / 373.6910

Karen Johnson Davidson County
Batch# 1218599 DEEDWARR
12/20/2024 10:16:30 AM 4 pgs
Fees: $23.00 Taxes: $863.95
20241220-0099039

EXECUTOR'S DEED

Address New Owner	Send Tax Bills To:	Map/Parcel
Music City Financial, LLC 828 Royal Parkway, Suite 204 Nashville TN 37214	Same	136 14 0 114.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value for this transfer is 233,500.00.

AFFIANT

Sworn to and subscribed before me this 19 day of December 2024.

NOTARY PUBLIC

My commission expires: _____

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

Astrid W. Shumate died testate on October 9, 2024, leaving a will dated October 2, 2024. The will was admitted to probate on December 4, 2024, in the Seventh Circuit Court for Davidson County, Tennessee, under Docket No. 24P-2250. Melissa Bloom was appointed Executrix of the estate and issued Letters Testamentary on December 6, 2024, and duly qualified. All debts of the decedent have been paid or will be paid as due from funds held in the estate. A copy of the TennCare Release of the decedent is hereto attached as **Exhibit A**. The Executrix by signing this Executor's Deed releases any right the Executrix has to recover this property in the event of the subsequent insolvency of this estate. In accordance with the provisions of the Last Will and Testament of Astrid W. Shumate, **Melissa Bloom, Executrix of the Estate of the Estate of Astrid W. Shumate,** deceased (the "Grantor") does hereby sell, transfer, and convey to **Music City Financial, LLC**, a Texas limited liability company (the "Grantee"), its successors, and assigns, all of the right, title and interest in the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Unit No. 43, on the Plan of the Resubdivision of Lots 42 and 43, Section Two, Harbour Town Village, of record in Book 4885, page 130, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Astrid Shumate by deed dated August 28, 1978, from John Cook and Allen Earps recorded on August 29, 1978, in Book 5331, page 348, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS:

209 UPWIND COURT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37217.

TO HAVE AND TO HOLD said real estate, with all its appurtenances, estate, title and interest belonging to the said Grantee, her successors and assigns, forever. I, as Executrix only, do covenant with the said Grantee, that I, as the Executrix only, am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, except as shown on the attached **Exhibit B**.

And I, as Executrix only, do further covenant and bind myself and representatives, to warrant and forever defend the title to said land to the said grantee, her successors and assigns, against the lawful claims of all persons whomsoever.

GRANTOR:

Melissa Bloom

MELISSA BLOOM EXCUTRIX OF THE ESTATE OF ASTRID W. SHUMATE, Docket No. 24P-2250 in the Seventh Circuit Court for Davidson County, Tennessee

Melissa Bloom, Individually and as sole beneficiary under the Will of Astrid W. Shumate, deceased, joins in this conveyance to convey individual interests she may have in the property.

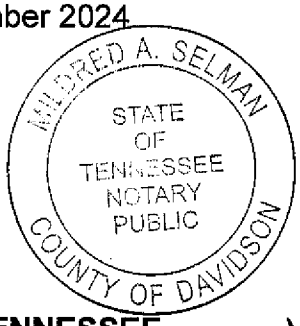
Melissa Bloom Executrix

MELISSA BLOOM

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

BEFORE ME, the undersigned, a Notary Public in and for said state and county, personally appeared **Melissa Bloom** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the **Executrix of the Estate of Astrid W. Shumate**, within-named bargainor, and that being authorized to do so, she executed the foregoing instrument for the purposes therein contained by signing her name as Executrix of the Estate.

WITNESS my hand and official seal, at office in Franklin, Tennessee, this 19th day of December 2024.



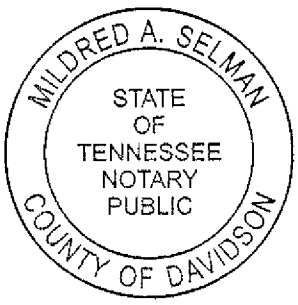
MILDRED A. SELMAN, Notary Public

My Commission Expires: 07.10.2027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

BEFORE ME, the undersigned, a Notary Public in and for said state and county, personally appeared **Melissa Bloom** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within-named bargainor, and that being authorized to do so, she executed the foregoing instrument for the purposes therein contained by signing her name as Executrix of the Estate.

WITNESS my hand and official seal, at office in Franklin, Tennessee, this 19th day of December 2024.



MILDRED A. SELMAN, Notary Public

My Commission Expires: 07.10.2027

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Dec. 19, 24 (date of document).

Jennifer L. Pennell

Jennifer L. Pennell

Dec 19, 24

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 19 day of Dec, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

