THIS INSTRUMENT WAS PREPARED BY:
Angello L. Huong, Attorney at Law
435 Park Avenue
Lebanon, TN 37087

Karen Johnson
Batch # 1220256
12/27/2024 09 25 26 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20241227-0100224

TAX MAP NO. 053 12 0

PARCEL NO. 159.00

ADDRESS NEW OWNER: DEWAYNE D. MONTGOMERY
551 FOREST DRIVE
CROSSVILLE, TN 38555

SEND TAX BILL TO: NEW OWNER

PROPERTY: (X) IMPROVED; ( ) UNIMPROVED

DEED

Pursuant to the terms of the *Last Will & Testament* of Bonnie K. Walker, I, DEWAYNE D. MONTGOMERY, acting as the Executor of the Estate of Bonnie K. Walker, do hereby sell, transfer, quitclaim, and convey all rights, title, and interests to DEWAYNE D. MONTGOMERY of a certain parcel of real estate situated in Davidson County, Tennessee, more particularly described as follows:

> Being Lot No. 8 on the plan of Ramsey-Elizer Subdivision, as of record in Book 2083, Page 5, Register's Office for said County.
>
> Said Lot No. 8 fronts 74.5 feet on the northeasterly side of Payne Avenue and runs back between parallel lines 150 feet to a dead line.
>
> DEED REFERENCE: Being the same property conveyed to Bonnie K. Walker and Dewayne D Montgomery, by deed from Sam D. Montgomery and Virlah W. Montgomery dated February 15, 2001, and of record in Instrument Number 20010223-0017163, Register's Office for Davidson County, Tennessee. The aforesaid Bonnie K. Walker having passed away on April 19, 2024 leaving Dewayne D. Montgomery as her sole beneficiary under her *Last Will and Testament*. The aforesaid *Last Will and Testament* of Bonnie K Walker being probated in the Wilson County Probate Court, Case #2024PR217, Will Book 66, Pages 160-161.

This improved property is more commonly known as 3005 Dabbs Avenue, Old Hickory, Davidson County, Tennessee.

WITNESS MY HAND on this 19th day of December, 2024.

Dewayne D. Montgomery
DEWAYNE D. MONTGOMERY,
EXECUTOR OF THE
ESTATE OF BONNIE K. WALKER

STATE OF TENNESSEE)
COUNTY OF Wilson)

Personally appeared before me, a Notary Public in and for the State and County aforesaid, DEWAYNE D. MONTGOMERY, EXECUTOR, of the Estate of Bonnie K. Walker, with whom I am personally acquainted or who provide his identity to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing *Deed* for the purposes contained therein.

WITNESS my hand and official seal, on this the 19th day of December, 2024.

Angello Li Huong
Notary Public

ANGELLO L. HUONG
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My commission expires: 9/28/2026

AFFIDAVIT OF CONSIDERATION

I hereby swear or affirm that the actual consideration for this transfer or value of this property transferred, whichever is greater, is $-0.00- (Zero Dollars and 00 Cents). This Deed is executed pursuant to the terms of the *Last Will and Testament* of Bonnie K. Walker.

Angello Li Huong
AFFIANT

Sworn to and subscribed before me on this 19th day of December, 2024

Notary Public

My commission expires: 6/23/26

JAMES R. STALLINGS, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY