Karen Johnson Davidson County
Batch# 1224154 DEEDWARR
01/07/2025 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20250107-0001319

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value for this transfer is $385,000.00.

Lauren Colby Wherry
Affiant

Subscribed and sworn to before me, this 6 day of January, 2025.

Notary Public

My commission expires: 3/3/26

(Notary Stamp)

DAVIDSON COUNTY CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd. Ste. 102 Hendersonville, TN 37075

EXECUTOR'S DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Lauren Colby Wherry	New Owner	**042-07-0-027.00**
704 South Summerfield Dr		
Nashville, TN 37115		

KNOW ALL MEN BY THESE PRESENTS that **Felicia V. Ranellucci, Executrix of the Estate of Vallean Hare** (the "Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, to complete the distribution and closing of the Estate of Vallean Hare, having been duly admitted to probate in the Chancery Court for Davidson County, Tennessee, Probate Division Docket No. 23P656, hereby conveys, remises, releases and forever quitclaims unto **Lauren Colby Wherry, unmarried** (the "Grantee"), its representatives and assigns, all the estates right, title and interest in and to the following real property and improvements located in Davidson County, Tennessee, the legal description of which is:

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Bonnie Brae, Section Three of record in Plat Book 2854, Page 61, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Vallean Hare, unmarried by Warranty Deed from John Forster, unmarried of record in Book 10872, page 402, Register's Office for Davidson County, Tennessee, dated April 1, 1998 and recorded on April 3, 1998. The said Vallean Hare having died on March 15, 2023. Her estate being administered through Davidson County Probate Court, Docket No. 23R656; pursuant to the said Vallean Hare's Last Will and Testament, the sale Felicia Ranellucci is appointed as Executrix of the Estate.

BEING also known as **704 South Summerfield Drive, Nashville, TN 37115.**

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

[Signature page to follow.]

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this 6 day of January, 2025.

Estate of Vallean Hare

Felicia V. Ranellucci, Executrix

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Felicia V. Ranellucci, Executrix of the Estate of Vallean Hare, with whom I am personally acquainted, and who acknowledged that she executed this instrument for the purposes contained therein.

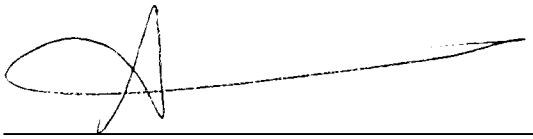
Witness my hand, at office, this 6 day of January, 2025.

Notary Public
My Commission Expires: 3.23.27



CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **1-07-2025**.



Affiant Signature — **1-07-2025** Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **1-07-2025**.



Notary's Signature

My Commission Expires: 9-21-26



Notary's Seal