This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (WLH)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1227861 DEEDWARR
01/17/2025 09:59:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250117-0003919

CO-EXECUTORS' DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Anne Robertson 58 Wyn Oak Nashville, TN 37205	same	104 14 0G 042.00

WHEREAS, Jeffrey W. Kuhn (the "Decedent") died on August 1, 2024 and Decedent's Last Will and Testament, dated July 20, 2021, and First Codicil dated June 20, 2024, were admitted to probate on September 5, 2024, as Docket No. 24P1732 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) (the "Will"); and

WHEREAS, Joshua W. Kuhn and Carol Kuhn Silver are the duly appointed Co-Executors (the "Co-Executors") of the Decedent's Estate (the "Estate") under the Will; and

WHEREAS, the Co-Executors desire to convey all of the Decedent's right, title and interest in and to certain real property located in Davidson County, Tennessee, to Anne Robertson in order to settle matters of the Estate in accordance with the terms of the Will. Said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 111, on the Plan of the Revised Final Plat for Whitworth, Phase 1, of record in Book 7900, pages 140-145, 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 Jeffrey W. Kuhn, by Warranty Deed from Merle C. Born, unmarried, of record at Instrument No. 20050818-0098712, in the Register's Office for Davidson County, Tennessee.

NOW, THEREFORE, in consideration of the foregoing premises and no other monetary consideration, the Co-Executors hereby transfer, and convey all of the Co-Executors' right, title and interest in the Property to Anne Robertson (the "Beneficiary").

This is improved property known as 58 Wyn Oak, Nashville, Tennessee 37205.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Beneficiary, its successors and assigns, forever; and the Co-Executors hereby transfer, assign, and set over unto the Beneficiary, all of the Estate's right, title and interest in the said Property with full benefit of the Co-Executors' warranties to the maximum extent that they can or should do as Co-Executors, but not further or otherwise.

IN WITNESS WHEREOF, the Co-Executors have executed this instrument this 17th day of December, 2024.

JEFFREY W. KUHN ESTATE

by: Carol Kuhn Silver
Carol Kuhn Silver, Co-Executor

STATE OF MASSACHUSETTS)
COUNTY OF Suffolk)

Personally appeared before me, a Notary Public in and for said State and County, Carol Kuhn Silver, who upon oath acknowledged that she is the Co-Executor of the Estate of Jeffrey W. Kuhn, deceased (the "Estate"), the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that she executed the within instrument for the purposes therein contained.

17th WITNESS my hand and seal at office in Boston, Massachusetts, this 17th day of December, 2024.

Notary Public

DAVID SEKUNDAYO
Notary Public Commonwealth of Massachusetts
My Commission Expires April 20 2029

My Commission Expires: 04/20/2029

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JEFFREY W. KUHN ESTATE

by: _____
Joshua W. Kuhn, Co-Executor

STATE OF COLORADO)
)
COUNTY OF Boulder)

Personally appeared before me, a Notary Public in and for said State and County, Joshua W. Kuhn, who upon oath acknowledged that he is the Co-Executor of the Estate of Jeffrey W. Kuhn, deceased (the "Estate"), the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Boulder, Colorado, this 17th day of December, 2024.

_____
Notary Public

My Commission Expires: 10-18-2027

CHRISTOPHER SCHOTT
Notary Public
State of Colorado
Notary ID # 20234039627
My Commission Expires 10-18-2027

STATE OF COLORADO)
)
COUNTY OF Boulder)

This transfer is exempt from taxation pursuant to T.C.A. 67-4-409(a)(1)(C)(iv).

_____
Joshua W. Kuhn, Affiant

Subscribed and sworn to before me this 17th day of December, 2024.

_____
Notary Public

My Commission Expires: 10-18-2027

CHRISTOPHER SCHOTT
Notary Public
State of Colorado
Notary ID # 20234039627
My Commission Expires 10-18-2027

CERTIFICATE OF AUTHENTICITY

I, William L. Harbison, 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 December 17, 2024.

William L. Harbison

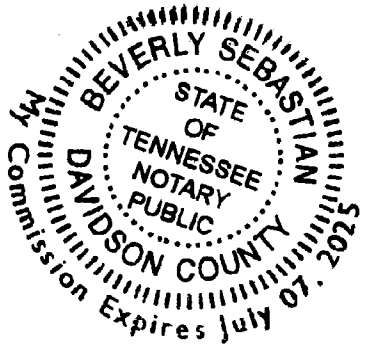
01-17-2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 17th day of January, 2025.

Notary Public

My Commission Expires: 7/7/2025



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