This instrument prepared by:

Karen Johnson Davidson County
Batch # 1227966 DEEDQC
01/17/2025 01:41:07 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250117-0004042

Robert A. Anderson
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215
Based on information supplied by the parties.

EXECUTOR'S DEED

New Owner:	Send Tax Bills To:	Map and Parcel:
JACK TOTTY, Life Estate only 523 Harding Place, Unit A-10 Nashville, TN 37211 with Remainder interest in WILLIAM RONALD MCGHEE AND LISA TROJAN	Same	118-13 16DA

Based on the Last Will and Testament of Alice C. McGhee and the language therein in Items IV, V, VI and VII of that Will probated at Docket No.22P-2170 in the Office of the Probate Court Clerk for Davidson County Tennessee, and further by the agreement of the parties to whom portions of the probate estate were left as evidenced by the Quit Claim Deed recorded in the Register's Office for Davidson County, Tennessee, at instrument number 202311080087443 recorded in 2023, I, Robert A. Anderson, Executor for the Estate of Alice C. McGhee, for and in consideration of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, do transfer and convey to JACK TOTTY, WILLIAM RONALD MCGHEE and, LISA TROJAN, hereinafter referred to as the beneficiaries under the Will of Alice C. McGhee and WILLIAM RONALD MCGHEE AND LISA TROJAN the following real property subject to WILLIAM RONALD MCGHEE AND LISA TROJAN as Grantors of the quit claim interest of a life estate to JACK TOTTY in the same real property, by these presents, do hereby convey and transfer the below described real

property of a life estate interest to JACK TOTTY with a remainder interest to WILLIAM RONALD MCGHEE AND LISA TROJAN since all three of these people existed at the time of the death of Alice C. McGhee in the following parcel of real property, to wit:

> A certain condominium apartment in Davidson County, Tennessee, being Unit No. 10, Building A, The Coach House, a condominium, as shown on the Plat of record in Book 4675, page 107, Register's Office for said County to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Alice C. McGhee by deed from Robert A. Anderson, Personal Representative for the Estate of Samuel Joseph Albin, and for Alice C. McGhee, Alice McGhee having since died and her Will being of record in the Probate Court for Davidson County, Tennessee under Docket No. 22P-2170 reflecting the ownership percentages for each of the three owners under the Will.

Said property is conveyed subject to restrictions of record in Book 5100, page 897, and Master Deed and Bylaws of record in Book 5100, page 894; Book 4809, page 829 and Book 4813, page 964, in the Register's Office for Davidson County, Tennessee.

It is also conveyed subject to any and all existing easements of record and to all matters shown on the plan of record in Book, 4675, page 107 of said Office and such other limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as 523 Harding Place, A- 10, Nashville, TN 37211.

This transfer is to all three beneficiaries under the Will of Alice C. McGhee to have and to hold this condominium and their heirs and assigns forever and the Grantor, Robert A. Anderson, covenants with these GRANTEES that they were lawfully seized and possessed of said land in fee simple (and that both WILLIAM RONALD MCGHEE AND LISA TROJAN still do have a fee simple interest, but that JACK TOTTY'S interest was reduced to a life estate interest under under Instrument No. 202311080087433. The remaindermen, WILLIAM

RONALD MCGHEE AND LISA TROJAN still have a good right to convey their fee simple interests, subject to the provisions of Instrument Number 202311080087443 and the GRANTOR, hereunder, has done nothing to limit the warranty of title which should be a complete defense to any claims against any of the GRANTEES hereunder made by any persons whomsoever.

Robert A. Anderson, Executor for the
Estate of Alice C. McGhee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 17 day of January, 2025.

NOTARY PUBLIC
My Commission expires: _____

LACEY WRAY GILPATRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Lacey G. Gilpatrick, a Notary Public in and for said County and State, the within named ROBERT A. ANDERSON, Executor for the Estate of Alice C. McGhee, 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 17 day of January, 2025.

Lacey Gilpatrick

Notary Public

My Commission Expires: _____

