THIS INSTRUMENT PREPARED WITH INFORMATION PROVIDED BY THE EXECUTOR
NO TITLE SEARCH HAS BEEN MADE OR REQUESTED
NO TAX ADVICE HAS BEEN GIVEN

THIS INSTRUMENT BY
David B Brogdon, Esq
Brogdon Law Offices, LLC
230 North Main Street
Dickson, Tennessee 37055
615-446-2619

Karen Johnson Davidson County
Batch # 1229558 DEEDWARR
01/23/2025 10 51 19 AM 2 pgs
Fees $12 00 Taxes $0 00
20250123-0005285

EXECUTOR'S DEED

BY VIRTUE of the terms of the **Last Will and Testament of Dorothy May Graham**, Deceased (attached), I, **Melinda Rojas, Executrix of the Estate of Dorothy May Graham, deceased, ("Grantor"),** acting under and by virtue of the authority vested in me by the terms of the Last Will and Testament of Dorothy May Graham, of record in the Davidson County Chancery Court, Docket Number 23P2391, and by the provisions of said Last Will and Testament, by these presents do hereby transfer and convey unto Melinda Rojas and Cynthia Cunningham, their heirs and/or assigns, the following described tract of land located in Davidson County, State of Tennessee, and being more fully described as follows

Being Lot No 115 on the Plan of Section I, Warner Park Valley of record in Book 3600, pages 12, 13 and 14, Register's Office for said County

Said Lot No 115 fronts 96 feet on the east side of Vaughn's Gap Road and extends back 239 8 feet on the north line and 207 feet on the south line to the westerly right-of-way line of the Louisville and Nashville Railroad on which it measures 101 38 feet

Being the same property in which title vested in Dorothy H. Graham, upon the death of her spouse, Charles E. Graham on April 2, 2002, by reason of tenancy by entirety

Also being the same property conveyed to Charles E Graham and wife, Dorothy H Graham, by deed on November 29, 1963, from Murphree Realty Company, of record in Book 107, page 286, said Register's Office

Also being the same property conveyed to Murphree Realty Company, by deed from Joseph Martin, Sr , Trustee, of record in Book 3532, page 605, said Register's Office

This conveyance is made subject to the restrictions recorded in Book 3466, page 89, and made applicable to Section I, Warner Park Valley, of record in Book 3577, page 511, which instrument also amends Par 15, Section B, of said restrictions, and to the easements and limitations shown on the Map of Record in Book 3600, pages 12, 13 and 14, Register's Office for said County

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

*Dorothy H Graham and Dorothy May Graham are the same person

IN WITNESS WHEREOF, I, **Melinda Rojas, Executrix,** have set my hand to this instrument this 12 day of October, 2024

ESTATE OF DOROTHY MAY GRAHAM

BY: Melinda Rojas
MELINDA ROJAS, EXECUTRIX

STATE OF FLORIDA
COUNTY OF DUVAL

On this 12 day of OCTOBER, 2024, before me personally appeared **Melinda Rojas, Executrix of the Estate of Dorothy May Graham,** deceased, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person described in and who executed the foregoing instrument, and acknowledged under oath that she executed the same as her free act and deed for the purposes therein contained

WITNESS MY HAND and official seal in said County this 12 day of OCTOBER, 2024

Bryce Williams
Notary Public

My Commission Expires: 03/27/2028

Notary Public State of Florida
Bryce Williams
My Commission HH 508719
Expires 3/27/2028

****

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is exempt, this being a transfer incident to the distribution of the Estate of Dorothy May Graham pursuant to her Last Will and Testament

Melinda Rojas
AFFIANT

Sworn to and subscribed to before me this 12 day of OCTOBER, 2024.

Exp. 03/27/2028

Bryce Williams
Notary Public

Notary Public State of Florida
Bryce Williams
My Commission HH 508719
Expires 3/27/2028

BOOK NO.: **PAGE:** **GROUP:** **MAP: 143 0 30** **PARCEL: 002.00**

Address of New Owner:
Melinda Rojas
3323 Randall St
Jacksonville, Florida 32205

Send Tax Bills To:

SAME

This is (X) improved () unimproved property known as 28 Vaughn's Gap Road, Nashville, TN