Karen Johnson Davidson County
Batch # 1237711 DEEDQC
02/14/2025 10:17:59 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250214-0011296

This Instrument prepared by:
George E. Copple
5115 Maryland Way
Brentwood, Tennessee 37027

The actual consideration or value, whichever is greater, for this transfer is $0.

George E. Copple

George E. Copple

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 13th day of February, 2025

Notary Public
My commission expires: 5/22/26

TAIJHA LORISSA GREEN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

EXECUTOR'S DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
John Randolph Elder	same	MAP/PAR: 103-10-106.02
117 Westhampton Place		
Nashville TN 37205		

This Executor's Deed, executed as of the 13th day of February, 2025, by Grantor George E. Copple, Executor of the Estate of Anita Rose Elder, deceased, to Grantee, John R. Elder,

WITNESSETH:

Anita Rose Elder died testate December 9, 2022. The Last Will and Testament of Anita Rose Elder, dated October 15, 2022, was admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, at Nashville, Case No. 23P1562. George E. Copple, named in the Last Will and Testament as Executor, was appointed and qualified as Executor of the said estate by the said Seventh Circuit Court for Davidson County, Tennessee, on September 7, 2023.

Pursuant to Article III of said Last Will and Testament, the Grantor does hereby grant and transfer to Grantee John Randolph Elder, and Grantee's heirs and assigns, all right, title, and interest in the real property known as 101 White Bridge Rd. Nashville, Tennessee 37209, situated in Davidson County, Tennessee, and further described on Exhibit A hereto.

Being the same property conveyed to John R. Elder and Wife Anita Rose Elder by Special Warranty Deed from 101 White Bridge Property GP, a Tennessee general partnership, dated January 8, 2014, recorded January 10, 2014, of record as Instrument Number 20140110-0002853, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all recorded and unrecorded zoning regulations, building restrictions, setback lines, easements, and rights of way for public utilities.

WITNESS my hand this 13th day February, 2025.

George E. Copple

George E. Copple

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George E. Copple, the within named bargainor, with whom I am personally acquainted or proved to me based upon satisfactory information, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13th day of February, 2025.

Notary Public

TAIJHA LORISSA GREEN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

EXHIBIT A (Legal Description)

A tract of land in the Eighth Civil District of Davidson County, Tennessee, being the southeast part of the tract marked "Reserved for Future Development" as shown on the plan of Hillwood Terrace, as of record in Book 2663, page 50, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey dated October 4, 2006, as prepared by Billy Carl Tomlin & Associates, R.L.S. Number 383, 1931 Lewisburg Pike, Franklin, Tennessee 37064, as follows:

Beginning at a P-K nail set in the westerly margin of White Bridge Road at the southeast corner of the Ragland Corporation property as per Instrument No. 200306060078554, Register's Office for Davidson County, Tennessee, and the northeast corner of the Morris property as of record in deed book 4727, Page 534, Register's Office for Davidson County, Tennessee, said point of beginning being the northeast corner of the herein described land; thence, with the westerly margin of White Bridge Road as shown on the aforementioned Hillwood Terrace plan, South 14° 23 minutes 00 seconds East, a distance of 55.03 feet to a P-K nail set at the beginning of a return curve at the intersection of White Bridge Road and Brookwood Place; thence, leaving the margin of White Bridge Road with the northerly right-of-way of Brookwood Place, 39.27 feet along the arc of a curve concave to the northwest, that has a radius of 25.00 feet to a P-K nail set, said curve having a central angle of 90° 00 minutes 00 seconds, and a chord bearing and distance of South 30° 37 minutes 00 seconds West, 35.36 feet; thence, with the northerly right-of-way of Brookwood Place, South 75° 37 minutes 00 seconds West, a distance of 148.71 feet to a P-K nail set at the point of curvature of a tangent curve; thence, with the northerly right-of-way of Brookwood Place, 6.29 feet along the arc of a curve concave to the north, that has a radius of 300.20 feet to an iron pin set, said curve having a central angle of 01° 11 minutes 59 seconds and a chord bearing and distance of South 76° 12 minutes 59 seconds West, 6.29 feet; thence, leaving Brookwood Place, with the easterly boundary of Lawrence A. Averbuch's Lot#4, as shown in Book 4955, Page 10, Register's Office for Davidson County, Tennessee, North 14° 12 minutes 15 seconds West, a distance of 79.96 feet to a P-K nail set at the southwest corner of the Ragland Corporation tract; thence, with the southerly boundary of the Ragland Corporation tract, North 75° 37 minutes 00 seconds East, a distance of 179.75 feet to the point of beginning.

Being the same property conveyed to John R. Elder and Wife Anita Rose Elder by Special Warranty Deed from 101 White Bridge Property GP, a Tennessee general partnership, dated January 8, 2014, recorded January 10, 2014, of record as Instrument Number 20140110-0002853, Register's Office of Davidson County, Tennessee.