Karen Johnson Davidson County
Batch # 1253238 DEEDWARR
03/28/2025 08 29 05 AM 3 pgs
Fees $17 00 Taxes $0 00
20250328-0023202

Prepared by:

Bobo, Hunt & White
111 N. Spring Street, Suite 202
Shelbyville, TN 37160

Information contained in this Deed was furnished by the parties.

This Deed was prepared without the benefit of a title examination.

Tax Responsibility:

James Carroll --Owner
962 Village Hills Drive
Nashville, TN 37217

Map 118-06-0, Parcel 101.00 NC

EXECUTRIX'S DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, **CATHLEEN CARROLL WEST, EXECUTRIX OF THE ESTATE OF YVONNE DENISE CRIM CARROLL, DECEASED**, do hereby transfer and convey unto **JAMES CARROLL**, his heirs and assigns, certain real estate lying and being in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 9 of Block "H" on the Map of Battlefield Estates, Section No. 2, as of record in Book 843, Page 108 Register's Office for said County. Said Lot No. 9 fronts 100 feet on the southerly side of Battlefield Drive and runs back between lines 259.3 feet on the westerly line and 262.16 feet on the easterly line along the westerly margin of McNairy Lane to a dead line in the rear on which it measures 102.7 feet.

Being the same property conveyed to Yvonne Denise Carroll and Marilyn Diane Brown by Administratrix's Deed from Yvonne Denise Carroll, Administratrix of the Estate of Kenneth H. Crim, Deceased, dated August 7, 2018, of record as Trans 20180809-0078486 in the Register's Office of Davidson County, Tennessee. See also, Quitclaim Deed to Yvonne Denise Carroll from William Robert Brown, dated November 18, 2021 of record as Trans 20220214-0016388 in the Register's Office of Davidson County, Tennessee.

LAW OFFICES
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P O BOX 169
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BY WAY OF RECITAL, Yvonne Densie Crim Carroll died testate on November 21, 2024, and by her Will of record in Will Book 20, page 373, Clerk and Master's Office of Bedford County, Tennessee, she devised the subject property to her son, James Carroll, the Grantee herein. Further, Cathleen Carroll West was appointed Executrix of said Estate.

BY WAY OF FURTHER RECITAL, Yvonne Denise Crim Carroll and Yvonne Denise Carroll are one and the same person.

This conveyance is subject to any and all existing easements and restrictions.

To have and to hold said tract or parcel of real estate, together with all improvements thereon and all appurtenances thereunto belonging, unto the said **JAMES CARROLL**, his heirs and assigns, forever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this 24th day of March, 2025.

Cathleen Carroll West, Executrix of the Estate of Yvonne Denise Crim Carroll, Deceased

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STATE OF TENNESSEE,

COUNTY OF BEDFORD.

Personally appeared before the undersigned Notary Public in and for said State and County, the within named **CATHLEEN CARROLL WEST, EXECUTRIX OF THE ESTATE OF YVONNE DENISE CRIM CARROLL, DECEASED**, the bargainor, with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument for the purposes therein contained by virtue of the authority vested in her as **EXECUTRIX OF THE ESTATE OF YVONNE DENISE CRIM CARROLL, DECEASED**, and Order of Probate of the Chancery Court of Bedford County, Tennessee, of record in Minute Book 285, page 350.

Witness my hand and official seal in Shelbyville, Tennessee, this 24th day of March, 2025.

Ashley M. Davenport
Notary Public

ASHLEY M. DAVENPORT STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY

My commission expires: 4/5/2025

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $PURSUANT TO WILL, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

Cathleen West
Affiant

Subscribed and sworn to before me this the 24th day of March, 2025.

Ashley M. Davenport
Notary Public ~~or Register~~

ASHLEY M. DAVENPORT STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY

My commission expires 4/5/2025

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