This instrument prepared by:

JOHN R. REYNOLDS (#2522)
Attorney at Law
Suite 114, Center 615
615 Main Street
Nashville, TN 37206

P. O. Box 190481
Nashville TN 37219-0481

Tel: (615) 256-2694
Fax: (615) 256-2361

Karen Johnson
Batch # 1255429
04/02/2025 10 56 13 AM
Fees $22 00 Taxes $0 00
Davidson County
DEEDWARR
4 pgs
20250402-0024990

NOTE TO REGISTER Upon recording, please return the recorded instrument to JOHN R REYNOLDS, Attorney at Law, Suite 115, Center 615, 615 Main Street, P. O. Box 190481, Nashville TN 37219-0481

Address New Owner(s) as follows: **DUSTIN DONNELL GRISSETT, 1516 Oakland Acres Drive, Madison, Davidson County, Tennessee 37115**

Name and Address of the person or entity responsible for payment of real property taxes: **DUSTIN DONNELL GRISSETT, 1516 Oakland Acres Drive, Madison, Davidson County, Tennessee 37075**

Map/Parcel No. **05115003100**

PERSONAL REPRESENTATIVE DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS FERRELL G. CARMAN died 11 October 2024, and his estate is being **administered in** the **Seventh Circuit Court (Probate Division), Davidson** County, Tennessee, Case No. 24P-2369; and

WHEREAS FERRELL G. CARMAN left a paperwriting dated **11 June 2017,** purporting to be his Last Will and Testament and that paperwriting was presented and admitted to probate on 12 December 2024, as his Last Will and Testament and recorded under Case No. 24P-2369, Seventh Circuit Court (Probate Division), Davidson County, Tennessee; and

WHEREAS DUSTIN DONNELL GRISSETT is the duly appointed Personal Representative of the Estate of **FERRELL G. CARMAN**, deceased, admitted to probate and Letters Testamentary were issued 12 December 2024,

NOW THEREFORE, for and in consideration of the foregoing and other good and valuable considerations, the receipt and adequacy of which are hereby acknowledged and as evidence of the devise of that certain Real Property hereinafter described to **DUSTIN DONNELL GRISSETT** by and under said Last Will and Testament of **FERRELL G. CARMAN**, deceased, admitted to probate, the undersigned, **DUSTIN DONNELL GRISSETT**, Personal Representative of the Estate of **FERRELL G. CARMAN**, deceased, hereinafter referred to as Grantor, by these presents hereby transfers and conveys to **DUSTIN DONNELL GRISSETT, his heirs and assigns**, that certain tract or parcel of land located at and known as **1516 Oakland Acres Drive, Madison, Davidson County, Tennessee 37115**, and being more particularly described with derivation of title on **EXHIBIT A** attached hereto and made a part hereof.

This is **(X) improved** ( ) **unimproved** Real Property located at and known as **1516 Oakland Acres Drive, Madison, Davidson County, Tennessee 37115.**

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, **Dustin Donnell Grissett**, his heirs and assigns, forever; and Grantor as Personal Representative but no further or otherwise does covenant with the said Grantee that as Personal Representative he has a good right to convey the Real Property.

Grantor and Grantee are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has executed this Personal Representative's Deed on the 26 day of March 2025.

X Dustin Donnell Grissett

DUSTIN DONNELL GRISSETT, Personal Representative of the Estate of **FERRELL G. CARMAN**, deceased.

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, the within named **DUSTIN DONNELL GRISSETT**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Personal Representative of the Estate of **FERRELL G. CARMAN**, deceased, the within named Grantor, and that he as such Personal Representative executed the foregoing Executor's Deed for the purposes therein contained, by signing his name as Personal Representative.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of March 2025.

Notary Public

JOHN R. REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My commission expires: 09082025

STATE OF **TENNESSEE**
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $ 326,800.00

This Deed is evidence of distribution of the described Real Property to **DUSTIN DONNELL GRISSETT**, devisee and legatee by and under the Last Will and Testament of **FERRELL G. CARMAN**, deceased, and is exempt from any transfer tax pursuant to **Tennessee Code Annotated, Section 47-4-409(a)(3)(B).**

X Dustin Donnell Grissett Affiant

Subscribed and sworn to before me this 26th day of March 2025.

Notary Public

JOHN R. REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My commission expires 09082025

EXHIBIT A

1516 Oakland Acres Drive,
Madison, Davidson County, Tennessee 37115

Map/Parcel Nos.

Land in Davidson County, Tennessee, being Lot No. 23 on the Map of Oakland Acres, Section Eleven, as of record in Book 3700, page 26, Register's office for Davidson County, Tennessee.

Said Lot 23 fronts 125.0 feet on the west side of Oakland Acres Drive and extends back between lines 194.82 feet on the north line and 194.82 feet on the south line to a dead line in the rear on which it measures 125.0 feet.

Being the same property conveyed to **ROBERT C. OLIVER and wife, GERTRUDE C. (CARMAN) OLIVER,** by Deed from Hardcastle Construction Co., Inc., as shown of record in Book 3937, page 286, Register's Office for Davidson County, Tennessee.

ROBERT C. OLIVER died 10 September 1980.

GERTRUDE C. (CARMAN) OLIVER died 28 March 2003, intestate leaving as her only heir at law, **FERRELL G. CARMAN.**

See Affidavit of Heirship recorded as Instrument No. 20120125-0007083 Register's Office for Davidson County, Tennessee.

This Deed is evidence of the devise and distribution of the above-described real property to **DUSTIN DONNELL GRISSETT** under the Law Will and Testament of **FERRELL G. CARMAN.**