Name and Address of New Owners:

L&L TN R, LLC
3213 Toddway Court
Nashville, TN 37214

Send Tax Notices To:
Same

THIS INSTRUMENT PREPARED BY
Blake Garner, Attorney
Trinity Title, LLC
401 W. Main Street, Suite 200
Murfreesboro, Tennessee 37130

FROM INFORMATION FURNISHED
BY THE PARTIES

MAP/PARCEL: 041-16-0-013.00

EXECUTOR AND BENEFICIARIES DEED

WHEREAS, BETTIE S. RUTHERFORD died on or about April 18, 2024, leaving a will. Letters of Testamentary were issued on July 5, 2024 in the Circuit Court of Davidson County, Tennessee, (Probate Division). The undersigned James Rutherford, Jr. states that he is the Executor of the Estate of Bettie S. Rutherford. The undersigned Sherrie Morrow, James Rutherford, Jr., Frederick Rutherford, Shannda Hamer, and Barry Hamer, Jr., state that they are beneficiaries of the Estate of Betty S. Rutherford. The undersigned, James Rutherford, Jr., as Executor of the Estate of Bettie S. Rutherford and Sherrie Morrow, James Rutherford, Jr., Frederick Rutherford, Shannda Hamer and Barry Hamer, Jr., as beneficiaries of the Estate of Betty S. Rutherford, by signing this deed, release any right they have as Executor and beneficiaries to recover this property in the event of a subsequent insolvency of this Estate. That the said Executor and beneficiaries, acting under and by virtue of the power and authority contained in said Will, and for good and valuable consideration, the receipt of which is hereby acknowledged, the said James Rutherford, Jr. as Executor and Sherri Morrow, James Rutherford, Jr., Frederick Rutherford, Shannda Hamer, and Barry Hamer, Jr. as beneficiaries, do hereby grant, sell and convey unto L&L TN R, LLC, a Wyoming limited liability company, its successors, heirs and/or assigns, forever all the estate which the said testator had at the time of her decease in said premises and also the estate therein, which the Executor and beneficiaries have power to convey by virtue of said Will, that certain parcel of real estate situated in a certain Civil District of Davidson County, Tennessee, and being more particularly described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 120 on the Plan of Section V, Bellshire Estates, of record in Plat Book 2133, Page 114, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

FRONTING 90 feet on the northwesterly side of Tuckahoe Drive and running back on its northerly side 409.1 feet and on its southerly side on a broken line measuring 479.3 feet, to a dead line in the rear measuring 50 feet.

BEING the same property conveyed to Bettie S. Rutherford, unmarried woman, by Warranty Deed from John Kawinzi, married, dated 3/3/2017 and recorded 3/13/2017 in Instrument No. 20170313-0024124, Register's Office for Davidson County, Tennessee.

The said Bettie S. Rutherford died testate on April 18, 2014. According to Order to Probate filed 7/4/2024 in Docket No. 24P1209 in the Seventh Circuit Court for Davidson County, Tennessee, James Rutherford, Jr. was appointed as Executor. Sherri Morrow, James Rutherford, Jr., Frederick Rutherford, Shannda Hamer, and Barry Hamer, Jr. join in this conveyance as beneficiaries of said Will.

THIS conveyance is subject to any and all matters as shown of record in the Register's Office of Davidson County, Tennessee.

After recording return
to: Trinity Title LLC
401 W Main St Ste 200
Murfreesboro, TN 37130

Karen Johnson Davidson County
Batch# 1257219 DEEDWARR
04/07/2025 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20250407-0026318

The Executor and beneficiaries covenant they have not done or suffered anything whereby the said premises have been encumbered in any way whatsoever.

WITNESS OUR HANDS, on this the 7th day of April, 2025.

Estate of Bettie S. Rutherford

JAMES RUTHERFORD, JR.
Executor

BENEFICIARIES:

SHERRIE MORROW
Beneficiary

JAMES RUTHERFORD, JR.
Beneficiary

FREDERICK RUTHERFORD
Beneficiary

SHANNDA HAMER
Beneficiary

BARRY HAMER, JR.
Beneficiary

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Sherrie Morrow, James Rutherford, Jr., Frederick Rutherford, Shannda Hamer and Barry Hamer, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon their oath acknowledged themselves to be the Beneficiaries of the Estate of Bettie S. Rutherford, and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th day of April, 2025.

LORI T. SHELTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

NOTARY PUBLIC

My Commission Expires: 8/21/2027

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $220,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me on this the 7th day of April, 2025.

LORI T. SHELTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

NOTARY PUBLIC

My Commission Expires: 8/21/2027

Certificate of Authenticity

I, Aimee Cain, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on April 7, 2025.

Date

Aimee Cain

Affiant Signature

April 7, 2025

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 7 day of April, 2025.

Notary's Signature

My Commission Expires: 3-18-2028

Date

Notary's Seal (if on paper)

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 3-18-2028
RUTHERFORD COUNTY