THIS INSTRUMENT PREPARED BY:
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Karen Johnson Davidson County
Batch# 1257545 DEEDWARR
04/08/2025 02:03:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250408-0026748

This instrument was prepared solely upon the information provided by the parties with no title examination being made and the parties hereto hold J. Timothy Street, Attorney at Law and JOHNSTON & STREET, PLLC harmless from any and all liability in connection herewith.

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – GROUP - PARCEL NO.:	
Thomas J. Murray, Jr. **608 Dunbrooke Court** **Franklin, TN 37064**	**SAME**	**142-07-0C**	**066.00**

EXECUTOR'S DEED

This deed is made and entered into by Thomas J. Murray, Jr., Executor of the Estate of Jane H. Delaney, in his capacity of Executor of the Estate of Jane H. Delaney.

W I T N E S S E T H:

WHEREAS, Thomas J. Murray, Jr. was appointed Executor of the Estate of Jane H. Delaney on the 16th day of January, 2025 by the Probate Court for Davidson County, Tennessee in Case No. 24P2497; and

WHEREAS, the Last Will and Testament of Jane H. Delaney bequeathed all of the residue of her estate property, real, personal or mixed, including the real property described herein to Thomas J. Murray, Jr., James D. Murray, Sr. and Jana M. Emery in their capacities as Beneficiaries of the Last Will & Testament of Jane H. Delaney;

NOW, THEREFORE, I, Thomas J. Murray, Jr, Executor of the Estate of Jane H. Delaney ("Grantor"), exercising the power and authority vested in me, do hereby transfer and convey

unto Thomas J. Murray Jr., James D. Murray, Sr., and Jana M. Emery in their capacities as Beneficiaries of the Last Will & Testament of Jane H. Delaney as ("Grantees"), an undivided interest as tenants in common the following described real property, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, Being unit No. 66 of Ashley Green, a horizontal property regime establishing pursuant to the provisions of the Tennessee Horizontal Property Regime Act (Tennessee Code Annotated Section 66-27-101 through 66-27-123; herein referred to as the "Act") and the provision of the Master Deed for Ashley Green of record in Plat Book 7184, Page 44, Register's Office of Davidson County, Tennessee, including without limitation the By-Laws appended thereto of record in Book 7184, Page 71 (exhibit B), said Register's Office, as said Master Deed has been corrected in Book 7467, Page 279, and amended by the 1st Amendment to the Master Deed for Ashley Green of record in Book 7482, Page 312, and Instrument No. 20111101-0084880, said Register's Office (collectively the Master Deed) to which Master Deed reference is here made for a more complete and accurate description of said unit.
>
> Being the same property conveyed to Jane H. Delaney, an unmarried person, by deed from Pamela L. Francis, Conservator and Pamela L. Francis, Individually, of record in Instrument No. 20131002-0103603, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to the following: easement for utilities granted to Harpeth Valley Utilities District in Instrument No. 20060724-0088823, Register's Office for Davidson County, Tennessee; all matters set forth on the plan of record and amendments thereto set forth above; the by-laws of the Ashley Green Retirement Community, appended to the original master deed filing; boundary plat of Ashley Green Retirement Community in Book 6900, Page 24, as revised in Book 6900, Page 978, said Register's Office.
>
> This is improved property known as 280 Myhr Green, Nashville, Tennessee 37221

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

IN WITNESS WHEREOF, the Grantor has hereunto set his hand on this the _____ day of 3-6-25 2025.

Thomas J. Murray Jr.

THOMAS J. MURRAY, JR., EXECUTOR

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned Notary Public, within and for the County and State aforesaid, personally appeared **Thomas J. Murray, Jr.**, with whom I am personally acquainted, [*or proved to me on the basis of satisfactory* evidence], and who, upon oath, acknowledged himself to be the **Executor of The Estate of Jane H. Delaney, Case No. 24P2497 in the Probate Court of Davidson County Tennessee at Nashville**, the within named Grantor, and that he as such **Executor** executed the foregoing instrument in his capacity as **Executor** of **The Estate of Jane H. Delaney** for the purposes therein contained, by signing the name of the **Estate** by himself as Executor.

Witness my hand and official seal at Franklin, Tennessee, this 10th day of March, 2025.

Denise Colagross
NOTARY PUBLIC

My commission expires: 2/1/27

DENISE COLAGROSS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 2-1-2027

STATE OF TENNESSEE)
COUNTY OF Williamson)

THE ACTUAL CONSIDERATION or value whichever is greater of this transfer is $-0- Dollars.

Executor
AFFIANT

Sworn to and subscribed before me, on this 18th day of March, 2025.

My Commission Expires: ~~3/18/~~ 2/1/27

Denise Colagross
NOTARY PUBLIC

DENISE COLAGROSS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 2-1-2027

I, Thomas N. Jones, 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 March 6, 2025. (date of document).

Thomas N. Jones
Date: March 18, 2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me on this 18th day of March, 2025.

Notary Public

My Commission Expires: 8-3-26

