Karen Johnson
Batch # 1257821
04/11/2025 09:03 AM
Fees $22.00 Taxes $0.00
Davidson County
DEEDQC
4 pgs
20250411-0027105

This Instrument prepared by and upon recordation return to:
THE BLAIR LAW FIRM
Attorneys at Law
1608 Westgate Circle, Suite 100
Brentwood, Tennessee 37027
(615) 953-1122

New Owner: Kimberly Keller and Michael Perry Keller
8472 Beautiful Valley Drive
Nashville, TN 37221

Send tax notice to: Kimberly Keller and Michael Perry Keller
8472 Beautiful Valley Drive
Nashville, TN 37221

Map and Parcel Number: 126 15 0A 341.00

EXECUTOR'S DEED

This instrument does not constitute a warranty of title, covenants, descriptions, or any other information contained herein. This instrument was prepared from information supplied by the parties; the preparer of this instrument makes no representations as to the status of the title of the property described herein

We, **Nicole Keller and Kimberly Keller**, Co-Executors of the Estate of Homer T. Middleton, Jr. ("Grantor") appointed by the Davidson County, Tennessee Seventh Circuit Court, Case No. 24P2009, and in settlement of the estate pursuant to our authority under the Last Will and Testament of Homer T. Middleton, of record in Instrument No. 20250106-0000815, Register's Office, Davidson County, do hereby devise, release, grant, convey and forever quitclaim and transfer to **Kimberly Keller and husband, Michael Perry Keller**, as tenants by the entireties ("Grantee"), their heirs and assigns, all of the Decedent, Homer T. Middleton, Jr.'s, and his estate's interest in the following described parcel of land in Davidson County, Tennessee:

> Being Lot 22, on the Plan of Boone Trace, Section 8, Phase 2, Beautiful Valley Drive at Settler's Way, of record as Instrument #20040806-0094780, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

The legal description is taken from the prior deed of record. This improved property is commonly known as 8472 Beautiful Valley Drive, Nashville, Tennessee 37221.

This conveyance is subject to:

Declaration of Covenants, Conditions and Restrictions for Proposed Boone Farm at Biltmore of record in Book 7265, Page 657; Supplemental Declaration of Covenants, Conditions, and Restrictions for Boone Trace as of record as instrument #20000126-0008529; Declarations of Covenants, Conditions and Restrictions for Boone Trace as of record as Instrument #20010717-0075902; Supplemental Declaration of Covenants, Conditions, and Restrictions for Boone Trace applying restrictions to Phase VI, Boone Trace of record on Plan #20010607-0060003 and Phase VII, Boone Trace of record on Plan #20011003-0107279, as of record as Instrument #20011119-0126832; and Supplemental Declaration of Covenants, Conditions, and Restrictions for Boon Trace of record as Instrument #20011119-0126832, Register's Office for Davidson County, Tennessee.

Instrument #20010717-0075902 purports to be the only restrictions governing Boone Trace, but it fails to vacate those restrictions of record in Book 7265, Page 657; and Instrument #20010717-0075902 purports to be the only restrictions governing Boone Instrument #200001260008529 Register's Office for Davidson County, Tennessee.

Subject to Charter of Boone Trace at Biltmore Homeowners Association of record in Book 9607, Page 534, Register's Office for Davidson County, Tennessee.

Subject to lien for special assessments as contained in restrictions.

Subject to rights of others in and to the common areas and elements.

Subject to all matters on the PUD Boundary Master Plat of Boone Farm at Biltmore of record in Plat Book 6900, Page 470, Register's Office for Davidson County, Tennessee.

Subject to all matters on the Plan of Boone Trace Section 8, Phase 2, Beautiful Valley Drive at Settler's Way of record as Instrument #20040806-0094780, Register's Office for Davidson County, Tennessee.

Conveyance of common areas by Quitclaim Deed from NVR, Inc. D/B/A Fox Ridge Homes and Tennessee Contractors, Inc. unto Boone Trace Homeowners Association, Inc. of record as Instrument #20011119-0126831, Register's Office for Davidson County, Tennessee.

Subject to easements of record in Book 8992, Page 63 and Book 9665, Page 420, Instrument #20021217-0155375, Register's Office for Davidson County, Tennessee.

Subject to a Storm Water Detention Agreement as of record as Instrument #20001120-0114598.

Subject to a Storm Water Detention Agreement as of record as Instrument #20021217-0155375, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Public Utilities Easement to Harpeth Valley Utility District of record in Instrument #20040406-0038745, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Public Utilities Easement of record in Instrument #20040406-0038745, Instrument #20040204-0013636, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Homer T. Middleton and Joanne C. Middleton, husband and wife, from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, by warranty deed of record in Instrument No. 20050405-0036722, Register's Office, Davidson County, Tennessee. Joanne C. Middleton died on October 11, 2023 leaving Homer T. Middleton as her surviving spouse.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this 31st day of March, 2025.

ESTATE OF HOMER T. MIDDLETON, JR., DECEASED

By: Nicole Keller
Nicole Keller, Co-Executor

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named bargainor, **Nicole Keller, Co-Executor**, with whom I am personally acquainted (or proved to me on the basis of the following satisfactory evidence: Driver License), and who acknowledged, upon oath, that she executed the same as her free act and deed for the purposes contained therein.

Witness my hand and official seal this 31st day of March, 2025.

NOTARY PUBLIC

My Commission Expires: JENNIFER S. GHANEM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 03, 2025

By: _____
Kimberly Keller, Co-Executor

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named bargainor, **Kimberly Keller, Co-Executor**, with whom I am personally acquainted (or proved to me on the basis of the following satisfactory evidence: Driver License), and who acknowledged, upon oath, that she executed the same as her free act and deed for the purposes contained therein.

Witness my hand and official seal this 31st day of March, 2025.

_____
NOTARY PUBLIC

My Commission Expires:

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

EXEMPTION FROM TRANSFER TAX AND OATH OF VALUE

Pursuant to Tenn. Code Ann. § 67-4-409, this transfer is exempt from transfer tax as a deed from an executor to implement a testamentary devise and no oath of value is required in any transaction that is exempt from tax.