Karen Johnson
Batch # 1263000
04/22/2025 10 55 05 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250422-0030587

This instrument Prepared by and
Returned to
CLEMENTS & EUBANKS, PC
2494 N Mount Juliet Road, Suite 100
Mount Juliet, TN 37122

Address New Owner(s) As Follows:	Send Tax Bills To:	Map Parcel Numbers
Karen L. Bennett 2832 Alhambra Circle Nashville, TN 37207	Karen L. Bennett 2832 Alhambra Circle Nashville, TN 37207	042 09 0 086.00

This transfer is exempt from real estate transfer tax pursuant to T C.A. § 67-4-409(a)(1)(C)(iv).

EXECUTOR'S DEED

KNOW ALL MEN BY THESE PRESENTS that **Karen L. Bennett,** (hereinafter the "Grantor"), the duly appointed Executrix of the Estate of Loretta I. Willis, a copy of her Letters Testamentary being attached hereto as *Exhibit A*, which estate is administered in the Probate Court for Davidson County, Tennessee, Docket No. 24P1985, in connection with the distribution and closing of the Estate of Loretta I. Willis, hereby conveys, remises, releases, and forever quitclaims unto **Karen L. Bennett** (hereinafter the "Grantee"), all right, title, and interest in and to a certain tract(s) of land in Davidson County described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 32 on the Plan of Section I, Kemper Heights, as of record in Book 2331, Page 65, Register's Office for said County.
>
> SAID Lot No. 32 fronts 90 feet on the southside of Westchester Drive and runs back 273.1 feet on the east line of 260.9 feet on the west line to a dead line in the rear and measures 56.9 feet thereon.

This property is improved property known as 911 Westchester Drive, Madison, Tennessee 37115.

TAXES for the year 2025 are to be assumed by the Grantee.

Legal description taken from prior instrument. No survey obtained.

FOR PRIOR TITLE and last instrument of record affecting title in the above-described property, see decree recorded in Instrument No. 199912080301176, in said Register's Office. Being the same property conveyed Loretta I. Willis on May 27, 1999 by Deed from Georgie M. Richardson. The Last Will and Testament of Loretta I. Willis having been probated and leaving the aforesaid property to Karen L. Bennett at Item II.

IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal on the day and year first above written, who makes oath that the facts stated herein are true and correct to the best of her knowledge and belief.

Karen L. Bennett,
Executrix of the Estate of Loretta I. Willis

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, **Karen L. Bennett**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 16th day of April, 2025.

Taylor Abernathy, NOTARY PUBLIC
My Commission Expires: 10/28/2028



AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF WILSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transfer is $0.00 This transfer is exempt from real estate transfer tax pursuant to *Tennessee Code Annotated* § 67-4-409(a)(1)(C)(iv).

Affiant

Subscribed and sworn to before me this 16th day of April, 2025.

Taylor Abernathy, NOTARY PUBLIC
My Commission Expires: 10/28/2028



Exhibit A

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO. KAREN L. BENNETT DOCKET NO 24P1985

*It appearing to the Court that **LORETTA I. WILLIS** has died leaving a written Will in which you are appointed **Executrix** and which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you;*

*THESE ARE, THEREFORE, to empower you, the said **KAREN L. BENNETT**, to enter upon the execution of said Will, and take into your possession all of the property, and to make, within **sixty (60) days** from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.*

*WITNESS: Joseph P. Day, Clerk of the Probate Court, at office, this **October 10th, 2024**.*

JOSEPH P. DAY, Clerk

D.C.

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, JOSEPH P. DAY, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of the Letters Testamentary issued to KAREN L. BENNETT as Executrix of the estate of LORETTA I. WILLIS, deceased, and I do further certify that KAREN L. BENNETT is still acting Executrix of the estate of LORETTA I. WILLIS and all acts as such are entitled to full faith and credit as it appears from the official record in my office in Nashville, Tennessee, this the 10 day of Oct, 2024.

JOSEPH P. DAY Clerk

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