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

Karen Johnson
Batch # 1263000
04/22/2025 10 55 05 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250422-0030588

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 0 021.00

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:

> Being Lot. No. 31 on the Plan of Kemper Heights, Section I, as of record in Book 2331, page 65, Register's Office for said County.
> Said Lot No. 31 fronts 99.6 feet on the northerly side of Westchester Drive and runs back 215 feet on the westerly line and 204.3 feet on the easterly line to a dead line, measuring 103 feet thereon.

This property is improved property known as 910 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 Book 4410, Page 187, in said Register's Office. Being the same property conveyed Donald L. Willis and wife, Loretta C. Willis (AKA Loretta I. Willis), on April 4, 1970 by Installment Deed from Albert D. Panter and wife, Dorothy M. Panter; Donald L. Willis having predeceased his wife on October 5, 2017. 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

TAYLOR MARIE ABERNATHY STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 10/28/2028 WILSON COUNTY

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

TAYLOR MARIE ABERNATHY STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 10/28/2028 WILSON COUNTY

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 October, 2024.

JOSEPH P. DAY, Clerk

_____ D.C