Karen Johnson Davidson County
Batch# 1265605 DEEDWARR
04/29/2025 10:13:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250429-0032847

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

EXECUTOR'S DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Kristin Blagborne Pegram 2037 Wilson Lane Goodlettsville, TN 37072	same	072 15 0 017.00

WHEREAS, Frank William Pegram (the "Decedent") died on June 12, 2023, and Decedent's Last Will and Testament, dated October 26, 2011, was admitted to probate on July 26, 2023, as Case No. 2023PR-383 in the Chancery Court for Sumner County, Tennessee (the "Will"); and

WHEREAS, Kristin Blagborne Pegram is the duly appointed Executor (the "Executor") of the Decedent's Estate (the "Estate") under the Will; and

WHEREAS, the Executor desires to convey all of the Decedent's right, title and interest in and to certain real property located in Davidson County, Tennessee, to Kristin Blagborne Pegram in order to settle matters of the Estate in accordance with the terms of the Will.

NOW, THEREFORE, in consideration of the foregoing premises and no other monetary consideration, the Executor hereby transfers, and conveys all of the Executor's right, title and interest in and to the following described property to Kristin Blagborne Pegram (the "Beneficiary"), said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in the 10th Ward of the City of Nashville, formerly the 15th Civil District of Davidson County, Tennessee, being Lot No. 5 on the map showing the re-subdivision of Lots 15 to 25, both inclusive in Belle Forrest Subdivision as of record in Book 547, Page 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed the Estate of Frank William Pegram by Executrix's Deed dated April 26, 2024, from Lisa Darlene Pegram, Executrix of the Mary E. Pegram Estate of record at Instrument No. 20240510-0034592 in the Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 2618 Pennington Avenue, Nashville, Tennessee 37216.

This conveyance is subject to matters shown on the plan of record in Book 547, Page 33, said Register's Office, and any and all other easements, conditions, and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Beneficiary, its successors and assigns, forever; and the Executor hereby transfers, assigns, and sets over unto the Beneficiary, all of the Estate's right, title and interest in the said Property with full benefit of the Executor's warranties to the maximum extent that she can or should do as Executor, but not further or otherwise.

IN WITNESS WHEREOF, the Executor has executed this instrument this 23 day of April, 2025.

Kristin Blagborne Pegram, Executor
Estate of Frank William Pegram

STATE OF TENNESSEE)
)
COUNTY OF Sumner)

Personally appeared before me, a Notary Public in and for said State and County, Kristin Blagborne Pegram, who upon oath acknowledged that she is the Executor of the Estate of Frank William Pegram, deceased (the "Estate"), the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Hendersonville, Tennessee, this 23rd day of April, 2025.

Janice Klitzing
Notary Public

My Commission Expires: 06-07-2025

JANICE KLITZING NOTARY PUBLIC SUMNER COUNTY, TN

STATE OF TENNESSEE)
)
COUNTY OF Sumner)

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

Kristin Blagborne Pegram, Affiant

Subscribed and sworn to before me this 23 day of April, 2025.

Janice Klitzing
Notary Public

My Commission Expires: 06.07.2025

JANICE KLITZING NOTARY PUBLIC SUMNER COUNTY, TN

CERTIFICATE OF AUTHENTICITY

I, Carla Lovell, 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 23, 2025.

Carla L Lovell

Carla Lovell

4-29-2025

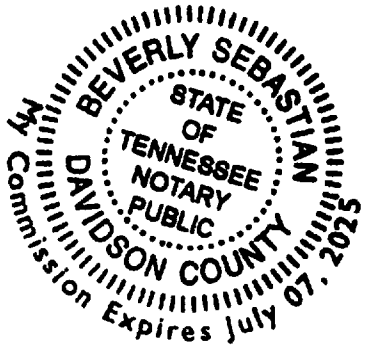
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 29th day of April, 2025.

Notary Public

My Commission Expires: 7/7/25



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