Karen Johnson Davidson County
Batch# 1265605 DEEDWARR
04/29/2025 10:13:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250429-0032848

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, et al	Lisa Darlene Pegram, et al	051 05 0 001.01
2037 Wilson Lane	125 Draper Drive	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	

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, being a one-third (1/3) tenant in common 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:

Certain real property located in the 11th Civil District of Davidson County, Tennessee, specifically described according to a survey of Richard Omohundro, Surveyor, dated March 31, 1962 as follows:

Beginning at an iron pin on the southeast corner of the above described tract, a point in Marks northerly line; thence with Marks Northerly line 87° 45' West 310 feet to an iron pin and Jackson's southeast corner; thence with Jackson's easterly line North 15° 30' West 191.1 feet to an iron pin in the southerly margin of a twenty (20) foot roadway reserved; thence with the southerly margin of said roadway South 74° 45' East 112.3 feet to an iron pin; thence South 60° 55' East 280.1 feet to an iron pin in the southerly margin of said roadway; thence leaving said roadway South 21° 15' East 30 feet to the point of beginning and containing 0.85 acres, more or less.

Included in this conveyance is a 10 foot easement for the purpose of installing and maintaining a water line as described in deed of record in Book 3401, page 397, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to the Estate of Frank William Pegram by Executrix's Deed dated December 6, 2024, from Lisa Darlene Pegram, Executrix of the Mary E. Pegram Estate of record at Instrument No. 20241212-0096480 in the Register's Office for Davidson County, Tennessee.

The legal description is the same as deed of record at Book 4957 page 142 in the Register's Office for Davidson County, Tennessee.

This is unimproved property known as 0 Due West Avenue N, Madison, Tennessee 37115.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

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 23rd day of April, 2025.

Notary Public

My Commission Expires: Oct 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

BEVERLY SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 07, 2025

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