Karen Johnson
Batch # 1283494
06/09/2025 12:10:26 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDWARR
3 pgs
20250609-0045148

EXECUTOR'S DEED

FROM: David B. Thomas, Sr. and Evalyn T. Gander, Co-Personal Representatives for Estate of Judith B. Thomas, Grantors

TO: David B. Thomas, Sr. and Evalyn T. Gander, Grantees.

This instrument was prepared by:
John M. McDonald
Evans, Jones &Reynolds, P.C.
710 Truist Plaza
Nashville, Tennessee 37219

Address New Owner (s) as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
David B. Thomas, Sr. and Evalyn T. Gander 1204 Twin Springs Drive Nashville, TN 37027	Same As Owner	Parcel ID: 11613009900 Field Book Numbers N/A

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This conveyance is exempt from the payment of the privilege tax pursuant to Section 67-4-409(a)(1)(C)(iv), Tennessee Code Annotated.

David B. Thomas, Sr.
DAVID B. THOMAS, SR. Affiant

Sworn to and subscribed before me, this 20 day of May, 2025.

Joseph Raney
Notary Public

JOSEPH RANEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/09/2027
DAVIDSON COUNTY

My Commission Expires: 03/09/2027

FOR AND IN CONSIDERATION OF the sum of One and 00/100 Dollar ($1.00), the receipt and sufficiency of which are hereby acknowledged, David B. Thomas, Sr. and Evalyn T. Gander, Co-Personal Representatives of the Estate of Judith B. Thomas, as grantors (the "Grantor"), do hereby transfer and convey unto David B. Thomas, Sr. and Evalyn T. Gander, (the "Grantees"), and the Grantees' successors and assigns, all of Grantor's right, title and interest in and to certain parcel of land lying in Davidson County, State of Tennessee, more particularly described on

Exhibit A attached hereto and incorporated herein by this reference, together with all improvements thereto (the "Property").

The Property is conveyed subject to all matters of record in the Register's Office for Davidson County, Tennessee. The Property is improved property known as 5105-5107 Harding Road, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their respective successors and assigns, forever.

Witness my hand this 20th day of May, 2025.

David B. Thomas, Sr.,
Co-Personal Representative of the Estate of
Judith B. Thomas

Evalyn T. Gander,
Co-Personal Representative of the Estate of
Judith B. Thomas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Joseph Raney, a Notary Public of said County and State, the within named bargainor, David B. Thomas, Sr. and Evalyn T. Gander, Co-Personal Representatives of the Estate of Judith B. Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument as Personal Representatives for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, this 20 day of May, 2025.

Joseph Raney
Notary Public

My Commission Expires: 03/09/2027

JOSEPH RANEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/09/2027
DAVIDSON COUNTY

4415702.010.Personal Representative Deed 5105-5107 Harding

EXHIBIT A

Property Description

LAND in the 7th Civil District of Davidson County, Tennessee, being Lot Nos. 3 and 4 on the plan showing H.B. Alexander's Subdivision of the Byron Martin Property of record in Book 1130, page 46, Register's Office for said County.

Said Lot Nos. 3 and 4 front together 100 feet on the southeasterly side of the Harding Road and run back 194 feet on the northeasterly line and 193 feet on the southwesterly line to a dead line, measuring 100 feet thereon.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

BEING the same property conveyed to Marion F. Thomas and wife, Judith B. Thomas, as husband and wife by deed from Marion F. Thomas, Jr., of record in the Office of the Register of Deeds of Davidson County, Tennessee, Instrument No. 20010925-0103691.

The said Marion F. Thomas having since died and his interest vesting in Judith B. Thomas by operation of tenancy by the entirety, and Judith B. Thomas herself subsequently dying and her Last Will and First Codicil of record in Docket No. 25P-851, in the Office of the Clerk & Master for Davidson County, Tennessee, devising all of her interest in the above-referenced parcel to the David B. Thomas, Sr. and Evalyn T. Gander.

The foregoing description was _X_ taken from prior ___ based on new survey described above; ____ provided by the Party; ____ (other) (T.C.A. § 66-24-121).