ADDRESS NEW OWNER:
MELISSA ANN RICHTER and
JAMES DAVID MCELROY
229 Jones Road
Lebanon, Tennessee 37090

Karen Johnson Davidson County
Batch # 1283647 DEEDQC
06/10/2025 08:20:14 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250610-0045375

SEND TAX BILLS:
SAME AS ABOVE/NEW OWNERS
229 Jones Road
Lebanon, Tennessee 37090

Map-Parcel No.
Map 87-2
Parcel 31

EXECUTOR DEED

MELISSA ANN RICHTER, EXECUTRIX OF THE ESTATE OF SHERRIE ANN MCELROY, (hereinafter "Grantor") by the powers conferred by Letters Testamentary, State of Tennessee, Probate Court of Wilson County, in Lebanon, Docket Number 2025-PR-46 and every other power, and in accordance with the *Last Will and Testament* of Sherrie Ann McElroy, conveys and quitclaims all right, title and interest, in fee simple absolute, unto **MELISSA ANN RICHTER and JAMES DAVID MCELROY,** (hereinafter "Grantees"), as tenants in common, their heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and more particularly described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of New Hope Meadows, Phase 1, First Revolution, of record in Plat Book 6900, Page 653, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.
>
> BEING the same property conveyed to James R. McElroy and wife, Sherrie A. McElroy, as tenants by the entirety, by deed from Centex Real Estate Corporation, of record in Book 8089, Page 522, Register's Office for Davidson County, Tennessee. The said James R. McElroy and Sherrie A. McElroy having since been divorced by Final Decree of Divorce on the 8th day of September, 1995, in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 94D-3086, and this conveyance is a further division of the marital estate pursuant to the terms of the Marital Dissolution Agreement, with all rights, hereditament, and appurtenance thereunto appertaining.

BEING the same property conveyed to Sherrie A. McElroy (deceased January 6, 2025) by Quitclaim Deed from James R. McElroy recorded on September 8, 1995 and of record in Book 9788, Page 749, Register's Office for Davidson County, Tennessee.

The said Sherrie A. McElroy and Sherrie Ann McElroy and Sherrie Ann Hayden McElroy is one in the same person.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This property is improved property known as 4612 Raccoon Trail, Hermitage, Tennessee 37076.

Witness my hand on this the 5 day of June, 2025.

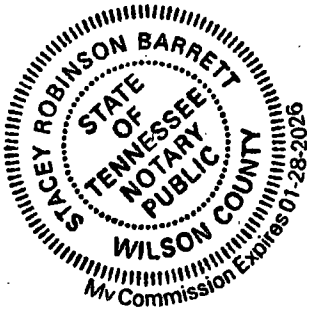
Melissa Ann Richter

MELISSA ANN RICHTER, Executrix

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Melissa Ann Richter,** to me known to be the person described herein and who executed the foregoing instrument and acknowledged before me that she executed the same.

Witness my hand and official seal at office this the 5 day of June, 2025.



Stacy Robinson Barrett

Notary Public
My Commission Expires: 1-28-26

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is NONE and is in accordance with the *Last Will and Testament of Sherrie Ann McElroy* admitted to probate on the 28th day of January, 2025 in the Probate Court for Wilson County, Tennessee.

James Davis McElroy

JAMES DAVID MCELROY-*AFFIANT*

Subscribed and sworn to before me on this the 5th day of June, 2025.

STACEY ROBINSON BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026

NOTARY PUBLIC
My Commission Expires: 1-28-26

This instrument was prepared based on information furnished by parties. The preparer makes no representations or warranties as to the correctness thereof or the status of the title to the property described herein.

This Instrument was Prepared By:

Yancy Belcher, Attorney
2306 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122
(615) 773-2889