THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title** **10 Burton Hills Blvd, Suite 130** **Nashville, Tennessee 37215** Karen Johnson Davidson County Batch # 1322819 DEEDWARR 09/16/2025 11:16:09 AM 3 pgs Fees: $17.00 Taxes: $0.00 20250916-0073821	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The consideration for this transfer is exempt based on this conveyance being pursuant to a testamentary devise. Affiant Subscribed and sworn to before me, this 15th day of September, 2025. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-09-2026

EXECUTOR'S DEED

Address New Owner: Dane Carder 621 Woodett Drive Nashville, TN 37211	Send Tax Bills To: New Owner	Tax Information: Map/Parcel: 161-06-0-014.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, and for the purpose of making distribution of the **ESTATE OF JAMINA T. CARDER**, now deceased, to the Grantee as a beneficiary thereof, I, **JAMES S. CARDER**, Executor of the Estate of Jamina T. Carder, deceased, and the undersigned heirs of the aforementioned estate of said deceased (hereinafter collectively referred to as the "Grantor"), pursuant to the authority granted under the Last Will and Testament of said decedent, has bargained and sold and by these presents does hereby transfer and convey unto **WILLIAM DANE CARDER, married** (hereinafter referred to as the "Grantee"), his heirs and assigns, all of the right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

See Exhibit "A" attached hereto.

This is improved real property located at: 622 Woodett Drive, Nashville, Tennessee 37211.

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

Grantor covenants that pursuant to the above-referenced Last Will and Testament, dated July 5, 2002, it is lawfully seized and possesses said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes and restrictions, conditions and easements of record. However, this conveyance is made without the benefit of a title search.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15TH day of September, 2025.

GRANTOR:

James S. Carder, Executor and Heir

Shelly Rahall Carder, Heir

Jamina Lynn Carder, Heir

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named James S. Carder, the Executor of the Estate of Jamina T. Carder and Heir, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument with authority as said Executor and a testate Heir and for the purposes therein contained.

Witness my hand and official seal this 15TH day of September, 2025.

Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Shelly Rahall Carder and Jamina Lynn Carder, testate Heirs of the Estate of Jamina T. Carder, 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 with authority as testate Heirs and for the purposes therein contained.

Witness my hand and official seal this 15TH day of September, 2025.

Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of McMurray Woods, Section 3, of record in Plat Book 3300, Page 83, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being same property conveyed to Jamina T. Carder by Warranty Deed from Bradford K. Folmar and Lindsay Foler, husband and wife, dated August 7, 2020 and of record in Instrument No. 20200810-0088651, Davidson County, Tennessee Register of Deeds Office. Jamina T. Carder, who was widowed, having since passed on April 23, 2025, and by her Last Will and Testament of record in the Seventh Circuit Court for Davidson County, Tennessee, said property was devised to Grantee and the other Grantor Heirs therein, who have joined in this conveyance.