RETURN TO:
NOTEWORTHY TITLE
4235 HILLSBORO PIKE #300
NASHVILLE, TN 37215

THIS INSTRUMENT PREPARED BY L Glenn Worley CAMERON WORLEY, P.C 109 Westpark Drive, Suite 235 Brentwood, Tennessee 37027 Karen Johnson Davidson County Batch # 1325815 DEEDWARR 09/23/2025 12 16 25 PM 3 pgs Fees $18 00 Taxes $1,369 00 20250923-0075901	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $370,000 Affiant Sworn to and subscribed before me, this 22 day of September, 2025. Notary Public My Commission Expires 09/07/26

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS:
Phillip Daniel Hayes 4128 Lealand Ln. Nashville, Tennessee 37204	Same	Map 94 Group 01 Parcel 137 00

EXECUTOR'S DEED

WHEREAS, William Beasley, Jr. ("Decedent") died on November 11, 2024, leaving a Last Will and Testament dated September 12, 2014 (the "Will"); and

WHEREAS, the Will was admitted to probate on March 27, 2025, in the Seventh Circuit (Probate) Court for Davidson County, Tennessee, Docket No. 25P-483; and

WHEREAS, L. Glenn Worley was appointed Executor of the Will by said Probate Court and issued Letters Testamentary on March 27, 2025; and

WHEREAS, the real property described herein was owned by Decedent and his late wife, Margaret Beasley, as tenants by the entireties, until her death on March 7, 2014; and

WHEREAS, pursuant to Tennessee Code Annotated §31-2-103 Decedent's real property is vested in the Executor of Decedent's Will by virtue of the inclusion of the following language in Item I, paragraph G in the Will·

Pursuant to the authority of TCA §31-2-103, all real property I own at the time of my death shall be administered as part of my estate subject to the control of my Executor, who shall have full power, without the approval of any court, to grant,

bargain, sell, convey, lease, encumber, manage and otherwise deal in any lawful manner with said real property at any time during the administration of my estate, in the sole discretion of my Executor, without the approval or joinder of any beneficiary and without the necessity of any person or entity looking to the application of any proceeds that may result from any acts of my Executor in the premises

WHEREAS, on August 9, 2025, the Executor entered into a Purchase and Sale Agreement to sell the real property described herein to Philip Daniel Hayes, which Purchase and Sale Agreement was approved by the Seventh Circuit (Probate) Court for Davidson County, Tennessee, by Order dated August 29, 2025 (Docket No. 25P-483); and

WHEREAS, the Executor desires to transfer the real property described herein to Phillip Daniel Hayes pursuant to the authority granted to the Executor in Item I, paragraph G of the Will and the above-described and Court approved Purchase and Sale Agreement.

NOW, THEREFORE, I, L. Glenn Worley, Executor, pursuant to the authority granted to me as said Executor in the Last Will and Testament of William Beasley, Jr., and for and in consideration of the sum of Ten and no/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby sells, transfers, and conveys unto PHILLIP DANIEL HAYES, his heirs and assigns, the following described tract or parcel of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 4 on the Map of the SUBDIVISION OF LOT 3 - N.H HOBSON'S SUBDIVISION, PROPERTY OF THE HEIRS OF A.J. CALDWELL of record in Plat Book 421, page 78, Register's Office for Davidson County, Tennessee, described as follows: Said Lot No. 4 fronts 50.3 feet on the Westerly side of South 12th Street and runs back between parallel lines 150 feet to an alley

BEING the same property conveyed to William Beasley, Jr. and wife, Margaret Beasley, husband and wife, by Cash Deed from Mel Martinez, Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument No. 20010730-0080520, in the Register's Office for Davidson County, Tennessee, dated July 13, 2001, and recorded on July 30, 2001. The said Margaret Beasley died on March 7, 2014, and the said William Beasley, Jr. died thereafter on November 11, 2024, testate, making no specific devise of the subject property in his Last Will and Testament. See Probate Case 25P483, Davidson County Seventh Circuit (Probate) Court.

This is improved property known as 804 South 12th Street, Nashville, Tennessee 37206.

By signing this deed, the Executor releases any right he may have to recover this property in the event of the subsequent insolvency of the estate of William Beasley, Jr.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises and/or all instruments of record in the Register's Office of this county affecting this property.

TO HAVE AND TO HOLD said real estate, with all its appurtenances, to the said PHILLIP DANIEL HAYES, his successors and assigns, forever with full power to sell, lease, transfer, convey or otherwise deal said real estate. Subject to the terms and conditions and matters as shown on the aforementioned plat of record, I, L. Glenn Worley, as Executor only, do covenant with the said grantee, that I, as the Executor only, am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered.

And I, as Executor only, do further covenant and bind myself and representatives, to warrant and forever defend the title to said land to the said grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand on this, the 19th day of September, 2025.

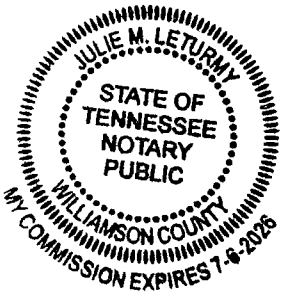
L. L Worley, Executor

L. Glenn Worley, Executor of the Last Will and Testament of William Beasley, Jr.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of said state and county aforesaid, personally appeared L. Glenn Worley, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be the Executor of the Last Will & Testament of William Beasley, Jr., the within named bargainor, and that he, as such Executor, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, at office in Brentwood, Tennessee, this 19th day of September, 2025.



Julie M. Leturmy
NOTARY PUBLIC
My Commission Expires: 7/6/2026