This instrument prepared by:
Icon Title, LLC
9175 Carothers Parkway
Franklin, TN 37067
File Number: 11-7173-CL

Karen Johnson Davidson County
Batch# 1331062 DEEDWARR
10/07/2025 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20251007-0079863

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of October, 2025.

Notary Public
My Commission Expires: 9-26-26

JAKE MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Robert Talbot 7097 Big Oak Lane Nolensville, TN 37135	New Owner	161 07 0 014.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Dean Richardson, Executor of Estate of Jo Davison Rutherford, fka Jo Davison Richardson** ("Grantor"), transfer and convey unto **Robert Talbot, a** Married **man** (individually and collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 6th Civil District of Davidson County, Tennessee, Being Lot No. 34 on the plan of SECTION TWO, MCMURRAY WOODS, as of record in Book 3300, Page 17, in the Register's Office for said County.

Said Lot No. 34 fronts 150 feet on the Northeasterly side of Hilson Road and extends back between lines 242.6 feet on the Northwesterly line and 257.1 feet on the Southeasterly line to a dead line in the rear, measuring 176.5 feet thereon.

Being the same property conveyed to Harold G. Richardson and wife, Jo Davison Richardson, by Installment Deed from McDowell Real Estate Corp., of record in Book 3286, Page 429, in the Register's Office for Davidson County, Tennessee, dated September 18, 1961 and recorded on October 25, 1961. The said Harold G. Richardson died on January 26, 1969, leaving Jo Davison Richardson as tenant by the entirety. Said Jo Davison Richardson also being known as Jo Davison Rutherford at the time of her death. Said Jo Davison Rutherford died on December 06, 2024; her Last Will and Testament being probated in the Chancery Court of Williamson County, Tennessee in Docket No. 25PR-14145. Said Last Will and Testament incorporating the real property into the estate and granting the proper authority to the Executor to sell the real estate. Said Last Will and Testament appointing, and said Court approving, Dean Richardson as Executor of the estate.

This is improved property located at: **5136 Hilson Road, Nashville, TN 37211.**

This conveyance is made subject to 1) property taxes for the year **2026**, and thereafter, a lien not yet due and payable; the 2025 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, inclusive of heirs and assigns, against the lawful claims of all persons whomsoever. 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 30th day of September, 2025.

GRANTOR:

Estate of Jo D. Rutherford

By: Dean W Richardson
Dean Richardson, Executor

CC

STATE OF TENNESSEE Michigan
COUNTY OF Macomb

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Dean Richardson, Executor of Estate of Jo D Rutherford, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of September 2025.

Notary Public
My Commission expires: 05/24/26

KRISTIN CRUMP
Notary Public - State of Michigan
County of Macomb
My Commission Expires May 24, 2026
Acting in the County of Macomb

I, Kirsten Virden, do 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 9.30.25 (date of document).

Kirsten Virden

Affiant Signature

Date: 9-30-25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of October, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

