Box 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-
Karen Johnson Batch # 1335411 10/17/2025 12 18 48 PM Fees $12 00 Taxes $0 00 20251017-0082953 Davidson County DEEDQC 2 pgs LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON	Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF October, 2025. Notary Public MY COMMISSION EXPIRES MARCH 3, 2026 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION PROVIDED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION HAS BEEN PERFORMED NOR OPINION RENDERED.

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
MATTHEW JOSEPH BRANCH	**SAME**	**104-10-0D-009.00CO**
(NAME) **2207 WESTVIEW DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37212**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

EXECUTRIX'S DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **SARAH MARGARET BRANCH, EXECUTRIX OF THE ESTATE OF JOAN MARY BRANCH,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY UNTO **MATTHEW JOSEPH BRANCH,** HEREINAFTER CALLED THE GRANTEE, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY,** STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 7-A on the Plan of Westview Park Condominium, of record in Book 6250, Page 388 and as set forth in Exhibit "D" to the Master Deed and By-Laws of record in Book 6522, Page 493, said Register's Office, to which Plan and Exhibit "D" are incorporated herein and made a part hereof by reference.

Being the same property conveyed to JOAN M. BRANCH, a single person, from WP/WESTVIEW DRIVE, INC., a corporation, by deed dated April 14, 1994 of record in Book 9315, Page 61, Register's Office for Davidson County, Tennessee. The said JOAN M. BRANCH having since died on or about February 19, 2025. The Last Will and Testament of JOAN MARY BRANCH was filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, as Docket No. 25P989. Pursuant to the terms thereof, said Will devised this property to Matthew Joseph Branch.

This conveyance is subject to the Master Deed and By-Laws of record in Book 6522, page 493, and to any and all other easements, conditions and restrictions which may affect said property in the Register's Office for Davidson County, Tennessee.

This is the same description as the prior deed.

Unimproved ( )
This is improved(X) property known as **2207 WESTVIEW DRIVE, NASHVILLE, TN 37212**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my hand this 14th day of October, 2025.

SMB, Executrix

SARAH MARGARET BRANCH, EXECUTRIX OF THE ESTATE OF JOAN MARY BRANCH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **SARAH MARGARET BRANCH, Executrix of the Estate of Joan Mary Branch,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 14th day of October, 2025.

My Commission Expires: **MARCH 3, 2026**

Lee A. Cohen
Notary Public

