EXECUTOR'S DEED

Karen Johnson
Batch # 1335814
10/20/2025 08 11 00 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20251020-0083117

Anita K Berry
ID NUMBER
129515568
COMMISSION EXPIRES
February 18, 2028

AKB

STATE OF ~~TENNESSEE~~ Texas
DAVIDSON ~~COUNTY~~ Dallas

The actual consideration or value, whichever is greater for this transfer is $0 00

Leah Marsh

Leah Marsh, Affiant

Subscribed and sworn to before me this 14th day of October, 2025.

Anita K Berry

Notary Public, State of Texas

My Commission Expires 02/18/2028

Electronically signed and notarized online using the Proof platform

NEW OWNER'S ADDRESS	SEND TAX BILL TO	MAP-PARCEL NO.	LEGAL REFERENCE NO.
Leah Marsh **4652 Indian Summer Dr.** **Nashville, TN 37207**	**Leah Marsh** **4652 Indian Summer Dr.** **Nashville, TN 37207**	**094 01 0** **179.00**	**20250519-0038919**

This instrument prepared by· Hairston & Associates, Attorneys at Law, 615 Main St., Suite 106, Nashville, TN 37206 Prepared from information furnished by the parties hereto without the benefit of a title examination

For and in consideration of the sum of Zero Dollars, I, Leah Marsh, Executor of the Estate of Mary Ruby Perry, by these presents do hereby quitclaim and convey any and all interest said estate may have and all interest in the improved real property in Davidson County, Tennessee commonly known as 721 S 12th Street, Nashville, TN 37206 to Leah Marsh. Said real property is further described as follows:

LAND in Davidson County, Tennessee, being Lot No. 186 on the Plan of Payne, Blakemore and Cummings Addition to Nashville, of record in Book 57, page 70, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to The Estate Mary Ruby Perry by Agreed Order filed with the Register's office for Davidson County, Tennessee on August 29, 2025. Said Agreed Order sets aside the Quitclaim Deed recorded under legal instrument number 20250519-0038919.

Mary Ruby Perry died on May 5, 2025 Her Last Will and Testament has been duly admitted to probate in the Probate Court for Davison County, Tennessee, Docket No. 25P993 This conveyance is being made to convey any interest of the Estate of Mary Ruby Perry in the subject real property to her devisee under the Will· Mary Ruby Perry as directed in on page one of the Last Will and Testament of Mary Ruby

Perry which provides that all residuary property remaining be distributed to Leah Marsh.

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

IN WITNESS WHEREOF, the Grantor has caused this Executor's Deed to be executed

14th day of October, 2025.

By: Leah Marsh
LEAH MARSH, EXECUTOR
ESTATE OF MARY RUBY PERRY

STATE OF Texas

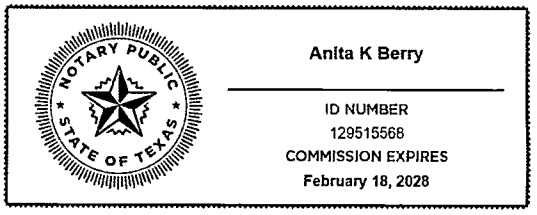
Dallas COUNTY

Before me, a notary public of the state and county mentioned above, personally appeared Leah Marsh, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Executor of the Estate of Mary Ruby Perry and as such Executor acknowledged that she is authorized to execute the foregoing deed on behalf of the Estate of Mary Ruby Perry the within named bargainor, an estate, and that she as such Executor, executed the foregoing instrument for the purpose therein contained, by signing the name of the estate by herself as Executor.

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

Anita K Berry
Notary Public, State of Texas
Anita K Berry

My Commission Expires: 02/18/2028



Electronically signed and notarized online using the Proof platform

Certificate of Authenticity

I, Donielle M. Beaty, 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 October 16, 2025.

Date

Donielle Beaty

Affiant Signature

10/16/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of October, 2025.

Valeria Montane

Notary's Signature

My Commission Expires: 1/22/2029

Date

Notary's Seal (if on paper)

VALERIA MONTANEZ
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY