EXECUTOR'S DEED

Karen Johnson Davidson County
Batch # 1335814 DEEDQC
10/20/2025 08 11 00 AM 3 pgs
Fees $17 00 Taxes $0 00

20251020-0083120

PETA-GAYE LEBLANC-FRANCIS
Notary Public - State of Florida
Commission # HH 636428
Expires on March 9, 2029

Notarized remotely online using communication technology via Proof

STATE OF TENNESSEE
DAVIDSON COUNTY
The actual consideration or value, whichever is greater for this transfer is $0 00.

Betty Terry

Betty Terry, Affiant

Subscribed and sworn to before me this 10th day of October, 2025. by Betty Terry

___ Personally Known OR ✓ Produced Identificat

Notary Public Peta-Gaye LeBlanc-Francis

My Commission Expires: 03/09/2029 Type of ID produced Driver License

NEW OWNER'S ADDRESS	SEND TAX BILL TO	MAP-PARCEL NO.	LEGAL REFERENCE NO.
LaShaunda Braden Few 2233 Serenity Drive NW Acworth, GA 30101	**LaShaunda Braden Few 2233 Serenity Drive NW Acworth, GA 30101**	**092 03 0 213.00**	**20071213-0143602**

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, Betty Terry, Executor of the Estate of Arthur Harris, Jr., 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 2209 Morena Street, Nashville, TN 37208 to LaShaunda Jemecca Braden. Said real property is further described as follows:

LAND in Davidson County, Tennessee, being the westerly 53 feet of the easterly 103 feet of the northerly ½ of Lot 4 in the Elizabeth Harding-Lytle Tract, the plan of which subdivision is of record in Minute Book 25, page 453, Chancery Court of Nashville, Tenn.

Said westerly 53 feet of the easterly 103 feet of the northerly ½ of said Lot 4 in said subdivision fronts 53 feet on the south side of Morena Street and runs back between parallel lines 162 ½ feet to an alley in the rear.

Being the same property conveyed to Arthur Harris, Jr by Quitclaim Deed from Robert I Alexander & James L. Alexander of record, Register's Office for Davidson County, Tennessee.

Arthur Harris, Jr died on March 13, 2023 His Last Will and Testament has been duly admitted to probate in the Probate Court for Davison County, Tennessee, Docket No 23P1140. This conveyance is being made to convey any interest of the Estate of Arthur Harris, Jr in the subject real property to his devisee under the Will Arthur Harris, Jr. as directed in on page two of the Last Will and Testament of Arthur Harris, Jr. which provides that LaShaunda Jemecca Braden, currently of 2233 Serenity Dr NW, Acworth, GA 30101, as my friend whose last four (4) digits of their Social Security Number (SSN) are xxx-xx-4884 with the following property: 2209 Morena Street, Nashville, TN 3708 and its contents.

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

10th day of October, 2025.

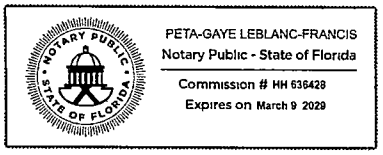
By: Betty Terry
BETTY TERRY, EXECUTOR
ESTATE OF ARTHUR HARRIS, JR.

STATE OF Florida

Broward COUNTY

Before me, a notary public of the state and county mentioned above, personally appeared Betty Terry, 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 Arthur Harris, Jr. and as such Executor acknowledged that she is authorized to execute the foregoing deed on behalf of the Estate of Arthur Harris, Jr. 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 10th day of October, 2025.



Notary Public
Peta-Gaye LeBlanc-Francis

My Commission Expires: 03/09/2029

Type of ID produced: Driver License

Notarized remotely online using communication technology via Proof.

___ Personally Known OR ___ Produced Identification

Certificate of Authenticity

I, Danielle M. Beatty, 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

Danielle Beatty

Affiant Signature

10/16/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of October, 20__.

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