Karen Johnson Davidson County
Batch# 1349909 DEEDQC
11/21/2025 03:28:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251121-0093393

Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from information supplied by the parties.

THIS INSTRUMENT DOES NOT CONSTITUTE A WARRANTY OF TITLE, COVENANTS, DESCRIPTIONS OR ANY OTHER INFORMATION CONTAINED HEREIN.

New Owners: Ana S. Greer
435 Cutoff Road
Murfreesboro, TN 37129

Maria E. Ghianni
8 Hillmount Gardens
Belfast, UK B0 0ES

Send tax notice to: Ana S. Greer
435 Cutoff Road
Murfreesboro, TN 37129

Map and Parcel No.: 147-2 #64

EXECUTOR'S DEED

I, Ana S. Greer, Executrix of the Estate of Beverly Ann Ghianni ("Grantor"), appointed by the Davidson County Probate Court, File No. 25P2109, and pursuant to the authority granted me under Item XVIII(A) of the decedent's Last Will and Testament, do hereby devise, release, grant, bargain, sell, convey and forever quitclaim, convey and transfer unto Ana S. Greer and unto Maria E. Ghianni (collectively the "Grantees"), their heirs and assigns, each a one-half (1/2) interest as tenants in common, together representing all of the Estate's interest, in the following described tract of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot N. 397 on the Plan of Section 3, Caldwell Hall, as of record in Book 2900, Page 131,

Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Description is taken from prior deed of record. This improved property is known as 318 Binkley Drive, Nashville, TN 37211.

The previous and last instrument and prior title is a deed recorded at Book 9305, Page 851 in the Register's Office in Davidson County, Tennessee, being a property conveyance to Eric A. Ghianni and wife, Beverly Ann Ghianni, from Barry Huber and wife, Tracy Huber. Eric A. Ghianni died on March 26, 2024.

No survey, no title examination, and no title insurance has been made or acquired for this transfer.

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on the 16th day of November, 2025.

ESTATE OF BEVERLY A. GHIANNI, DECEASED

BY: _____
Ana S. Greer, Executrix

STATE OF TENNESSEE
COUNTY OF Rutherford

Ana S. Greer, Executrix, personally appeared before the undersigned, a Notary Public in and for said county and state, and 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 as her free act and deed for the purposes therein contained.

Witness my hand and official seal this 16th day of November, 2025.

_____
Notary Public

My Commission Expires: 08-19-2028

Pursuant to T.C. A. § 67-4-409(a) this real estate transfer is exempt from tax and therefore no oath of value is required.

EVELYN SCHMALL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Alexander S. Fasching, 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 November 16, 2025.

Affiant Signature

November 20, 2025

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 20th day of November 2025.

Notary's Signature

My Commission Expires: 8/19/28

Notary's Seal:



Certificate of Authenticity

I, Alexander S. Fasching, 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 November 16, 2025.

Affiant Signature

November 20, 2025

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 20thth day of November 2025.

Notary's Signature

My Commission Expires: 8/19/28

Notary's Seal:

