Karen Johnson Davidson County
Batch# 1350769 DEEDQC
11/25/2025 01:19:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20251125-0094123

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is NONE ($0.00) (Exempt pursuant to T.C.A. § 67-4-409 et. seq. Affiant Sworn to and subscribed before me this 24th day of November, 2025. Notary Public Comm Exp: My Commission Expires 06-05-2029

PARKER T. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

This Instrument Prepared by: Parker T. Brown, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
SHELLIE NICOLE JONES BRYANT, Trustee		
FAMILY TRUST FBO JEAN TEMPIE JONES	SAME AS NEW OWNER	132-01-0-122.00
1013 Creek Glen Court		
Hendersonville, Tennessee 37075		

EXECUTOR'S DEED

BE IT KNOWN THAT LEM JONES and wife, REBECCA D. JONES, purchased the subject property on February 26, 1950, by Warranty Deed of record in Book 3507, Page 173, Register's Office for Davidson County, Tennessee. LEM JONES died on April 14, 1976, leaving REBECCA D. JONES as the sole owner. REBECCA D. JONES died on August 7, 1990, LEM DALE JONES, as an heir -at-law of REBECCA D. JONES, as evidenced by the attached **Exhibit A, Affidavit**, of record in Book 11376, page 861, Register's Office for Davidson County, Tennessee, inherited a one-half (50%) interest in the subject property. LEM DALE JONES passed away on May 16, 2025.

WHEREAS SHELLIE NICOLE JONES BRYANT is the duly appointed Executor for the ESTATE OF LEM DALE JONES, evidenced by the attached **Exhibit B, Letters Testamentary** for the ESTATE OF LEM DALE JONES, Docket Number 2025PR-448, which is administered in the Chancery Court for Sumner County, Tennessee.

PURSUANT to the Last Will and Testament of LEM DALE JONES, of record in the Chancery Court for Sumner County, Tennessee, Docket Number 2025PR-448, the subject property is to be conveyed to the FAMILY TRUST FBO OF JEAN TEMPIE JONES, SHELLIE NICOLE JONES BRYANT, Trustee.

THEREFORE FOR AND IN CONSIDERATION of the sum of -$10- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, SHELLIE NICOLE JONES BRYANT, Executor for the ESTATE OF LEM DALE JONES, has this date bargained and sold, and does hereby transfer, quitclaim, release and convey any and all interest in which the Decedent and his Estate owns, being a one-half (50%) interest, to SHELLIE NICOLE JONES BRYANT, Trustee of the FAMILY TRUST FBO OF JEAN TEMPIE JONES, its successor and assigns, in that certain parcel in Davidson County, Tennessee, being more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 56 on the Plan of Rolling Meadows, as of record in Book 1424, Pages 98 and 99, Register's Office for said County. Said Lot fronts 104 feet on the westerly side of Outer Drive and runs back between parallel lines, 195 feet to a dead line.
>
> BEING the same property conveyed to LEM JONES (deceased) and REBECCA D. JONES (deceased), from HAROLD ALFRED WISE, unmarried, ESTILL S. ELLIS and wife, ANNE C. ELLIS, by Warranty Deed of record in Book 3507, Page 173, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions filed for record prior to Feb. 15, 1950, in Book 1628, Page 621, in Book 1713, Page 420, and in Book 1757, Page 427, Register's Office for said County, and any and all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

The legal description is taken from the prior deed of record. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The improved property is known as 4043 Outer Drive, Nashville, Tennessee 37204.

IN WITNESS WHEREOF, the Grantor have caused this instrument to be executed on 11/21, 2025.

ESTATE OF LEM DALE JONES

By: _____
SHELLIE NICOLE JONES BRYANT, Executor

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SHELLIE NICOLE JONES BRYANT, with whom I am personally acquainted, who supplied Letters Testamentary evidencing she is the duly appointed EXECUTOR for the ESTATE OF LEM DALE JONES, by the Chancery Court for Sumner County, Tennessee, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 11/21/25.

_____
NOTARY PUBLIC

My Commission Expires: _____

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029

Exhibit A

4/0A

THIS INSTRUMENT PREPARED BY:
GIBSON & GREGORY
SUITE 1900, 201 FOURTH AVE., N.
NASHVILLE, TN 37219

BOOK 11376 PG. 861

AFFIDAVIT

This Affidavit is executed on the 17 day of September, 1998, by the undersigned affiant, Lem Dale Jones. Your affiant hereby swears and affirms the following:

1. Rebecca D. Jones, died on August 7, 1990, having been predeceased by her husband, Lem Jones, on April 14, 1976;

2. Rebecca D. Jones never remarried;

3. Your affiant would show that Rebecca D. Jones was his Mother and she died intestate;

4. Your affiant would show that his Mother, Rebecca D. Jones, died possessed of four pieces of real property, three of which are located in the State of Tennessee, and are located as outlined below:

(a) Unimproved lot located at 35th Avenue North, known as Map 92-9, Parcel 256;
(b) A commercial lot with an improvement located at the corner of 18th Avenue and Charlotte, known as 1801 Charlotte Avenue, further known as Map 92-12, Parcel 32;
(c) A residential lot and improvement which was my Mother's residence located at 4043 Outer Drive, Nashville, Tennessee, also known as Map 132-01, Parcel 122;

5. Your affiant would further show that his Mother, Rebecca D. Jones, owned an interest in certain real property located in Port St. Joe, Florida;

6. Your affiant would show that his Mother, Rebecca D. Jones, died with only two heirs, those being her children, including your affiant, Lem Dale Jones and my brother, Richard R. Jones;

7. Your affiant would show that upon the death of his Mother, Rebecca D. Jones, all real property passed to her only surviving heirs, her children, Richard R. Jones and Lem Dale Jones;

8. Your affiant would show that the estate of Rebecca D. Jones was not entered into Probate, however, there were no estate or inheritance taxes due and there were no outstanding bills or debts other than normal bills and debts which were paid by your affiant and his brother, Richard R. Jones; thus your affiant states that there are no outstanding debts or inheritance or estate tax due as a result of the death or Rebecca D. Jones.

Your affiant executes this Affidavit to confirm the ownership of the real property listed above and to reflect that the property is owed as tenants in common, with fifty percent owned by Lem Dale Jones and fifty percent by Richard R. Jones. The said Richard R. Jones joins in the execution of this Affidavit so as to confirm his agreement as to the status of ownership of the above mentioned real property and he further acknowledges that he has signed an identical affidavit, simultaneous with the execution of this affidavit, both of which are being recorded in the Register's Office of Davidson County, Tennessee.

FURTHER, YOUR AFFIANT SAITH NOT.

L. Dale Jones
LEM DALE JONES

Exhibit B

Sumner Chancery Court CLERK & MASTER'S OFFICE 155 EAST MAIN STREET, ROOM 3600 GALLATIN TN 37066	LETTERS TESTAMENTARY	Case Number 2025-PR-448

In the Matter of the Estate of: LEM DALE JONES__, Deceased
_SHELLIE NICOLE JONES BRYANT__, Executor(s)

Whereas, it appearing to this Court that the above named deceased person has made a last Will and Testament appointing the above named Executor(s) to the same, which Will has been exhibited in this Court and proved as the law directs, and the Executor(s) having qualified according to law.

It is, accordingly, ordered that Letters Testamentary are hereby issued to the above named Executor(s), being now therefore empowered to enter into and take possession of all property rights and credits of this deceased person and to administer this estate as required by law.

In witness whereof, I have issued these Letters Testamentary.

Mark F. Smith
Clerk and Master/Deputy Probate Clerk

I swear that all statements in the petition are true and accurate and I am not disqualified from serving because of having been sentenced to imprisonment in a penitentiary as set forth in § 40-20-115 or otherwise. I do solemnly swear that I will honestly and faithfully discharge the duties imposed on me, according to the terms of the Last Will and Testament as required by law.

X _____

Mark F. Smith
Clerk and Master/Deputy Probate Clerk

I, Clerk and Master of this Court, certify that:

(i) this is a Court of Record;

(ii) the above is a true, full, and correct copy of the Letters Testamentary issued by this Court in this estate;

(iii) these Letters are still in full force and effect as of this date.

Date: July 17 2025

Clerk and Master/Deputy Probate Clerk

Legal Authority: TCA § 30-1-201 - 30-1-210

TRUE COPY CERTIFICATION

I, PARKER T. BROWN, 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 21, 2025

11/21/25

PARKER T. BROWN, Affiant

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 21 day of November, 2025.

Notary Public

My Commission Expires:

ROBERT M. PAUTIENUS III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-14-2028