Karen Johnson
Batch # 1351704
12/01/2025 09.02 00 AM
Fees $22 00 Taxes $0 00
Davidson County
DEEDQC
4 pgs
20251201-0094794

EXECUTOR'S DEED

STATE OF Nevada
COUNTY OF Clark

The actual consideration or value, whichever is greater for this transfer is $0.00.

William Hester, Jr.

William Hester, Jr., Affiant

Subscribed and sworn to before me this 21 day of November, 2025.

Dera Lakiena Reynolds
NOTARY PUBLIC
STATE OF NEVADA
Appt No 24 8187-01
Expires March 2 2028

Dera Reynolds

Notary Public Dera Lakiena Reynolds

My Commission Expires: 03/02/2028

NEW OWNER'S ADDRESS	SEND TAX BILL TO	LEGAL REFERENCE NO.
William Hester, Jr. 5420 North Ocean Dr., Unit 1403 Riviera Beach, FL 33404 Roderick Hester 696 Alexander Farms Ln. SW Marietta, GA 30064 Doyle Smith, Jr. 5259 Buena Vista Pike Nashville, TN 37218	William Hester, Jr. 5420 North Ocean Dr., Unit 1403 Riviera Beach, FL 33404 Roderick Hester 696 Alexander Farms Ln. SW Marietta, GA 30064 Doyle Smith, Jr. 5259 Buena Vista Pike Nashville, TN 37218	20241025-0082909 **MAP-PARCEL NO.** 080 08 0 245.00

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, William Hester, Jr., Executor of the Estate of Muzell Hester, 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 3233 Mexico Drive, Nashville, TN 37218 to William Hester, Jr., Roderick Hester, and Doyle Smith, Jr. Said real property is further described as follows:

Land in Davidson County, Tennessee, Being Lot No. 71 on the plan of section four, Bordeaux Hills, of record in Book 3600, Page 49, Register's Office for said County.

Said Lot fronts 60 feet on the west side of Mexico Drive and extends back 159.25

Notarized remotely using audio-video communication technology via Proof

feet on the south line and 146 84 feet on the north line to a dead line in the rear on which it measures 60 64 feet

Being the same property conveyed to Muzell Hester by Affidavit of Continuous Marriage of record Instrument No. 20241025-0082909, Register's Office, Davidson County, Tennessee

Muzell Hester died on April 22, 2025 Her Last Will and Testament has been duly admitted to probate in the Probate Court for Davidson County, Tennessee, Docket No 25P1052 This conveyance is being made to convey any interest of the Estate of Muzell Hester in the subject real property to her devisee under the Will Muzell Hester as directed on page three of the Last Will and Testament of Muzell Hester that:

> *"B I bequeath any and all real property that I own at the time of my death including any houses, lands and other buildings to my children in equal parts.*
> *C If any of my children should predecease me, then I direct their children shall inherit the share of their parent (also known as per stirpes) "*

Pursuant to Muzell Hester's Will, all interest in real property shall pass in equal shares to William Hester, Jr , Roderick Hester and Doyle Smith, Jr.

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 this 21 day of November, 2025.

William Hester, Jr.
By: _____
William Hester, Jr., EXECUTOR
ESTATE OF MUZELL HESTER

STATE OF Nevada
COUNTY OF Clark

Before me, a notary public of the state and county mentioned above, personally appeared William Hester, Jr., 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 Muzell Hester and as such Executor acknowledged that she is authorized to execute the foregoing deed on behalf of the Estate of Muzell Hester 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 21st day of November, 2025.

Dera Reynolds
Notary Public

My Commission Expires: 03/02/2028

Dera Lakiena Reynolds
NOTARY PUBLIC
STATE OF NEVADA
Appt No 24-8187-01
Expires March 2 2028

Notarized remotely using audio-video communication technology via Proof

Certificate of Authenticity

I, Roland Hairston, 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 11/24/25.

Date

Affiant Signature

11/24/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of November, 2025.

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