This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
25-10114

Karen Johnson Davidson County
Batch# 1352940 DEEDWARR
12/02/2025 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20251202-0095594

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, is $360,000.00
Sworn to and subscribed before me this 21 day of November, 2025.

R. MARK DOUGALL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES JUNE 27, 2027

Affiant

Notary Public

Address of New Owner:	**Send Tax Bills to:**	**Map-Parcel Number:**
Danielle Denigris 5906 Stone Brook Drive Brentwood, TN 37027	New Owner	171-02-0A-047.00-CO

EXECUTOR'S DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged **Benjamin Clay Blackburn, Executor of the Estate of Charles Edward Blackburn** hereinafter called the "Grantor," has bargained and sold, and by these presents do transfer and convey unto **Danielle Denigris,** an unmarried person , hereinafter called the "Grantee," and to Grantee's heirs, successors, executors, and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Situated in Davidson County, TN, being Unit No. 47 on the Condominium Site Plan of Brentwood Villa, Phase 2, of record in Book 6900, Page 185, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Subject to Master Deed in Book 6923, Page 943, amended in Book 7035, Page 115, Book 7101, Page 730, Book 7143, Page 18, Book 7266, Page 84, and Book 7423, Page 574; and further subject to By-laws in Book 7423, Page 567 and in Book 8074, Page 564 and all matters shown on the plan of record; and further subject to such limitations, restrictions and encumbrances as may affect the premises.

Being the same property conveyed to C. Edward Blackburn by Warranty Deed from Nancy T. Goode of record in Book 10694, Page 56, Register's Office of Davidson County, Tennessee. The said C. Edward Blackburn having died April 23, 2024, and his Will having been duly admitted to probate in Davidson County, Tennessee Circuit Court, Probate Division, Docket Number 24P1190, and Item V, Section E, of said Will empowers the Executor to sell the probate estate real property.

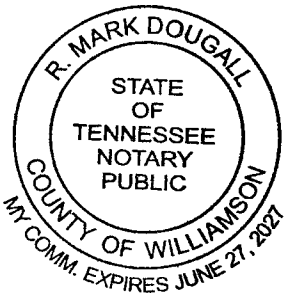
This is improved property known as **5906 Stone Brook Drive, Brentwood, TN 37027.**

This conveyance is made subject to: zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by __X__Grantor ____ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 21 day of November, 2025.



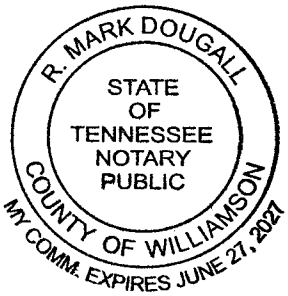
Benjamin Clay Blackburn,
Executor of the Estate of Charles Edward Blackburn

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared **Benjamin Clay Blackburn**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Executor of the Estate of Charles Edward Blackburn, the within named bargainor, a probate estate, and that he as such Executor, executed the foregoing instrument for the purpose therein contained, by signing the name of the Estate by himself as Executor.

Witness my hand, at office, this 21 day of November, 2025.

Notary Public
My Commission Expires: _____



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 11/21/25. (date of document).

Affiant Signature

12/1/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1 day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY