This Instrument prepared by and upon recordation return to:
THE BLAIR LAW FIRM
Attorneys at Law
1608 Westgate Circle, Suite 100
Brentwood, Tennessee 37027
(615) 953-1122

Karen Johnson Davidson County
Batch # 1355126 DEEDQC
12/08/2025 09 33 56 AM 3 pgs
Fees $17 00 Taxes $0 00
20251208-0097129

New Owner: Andrew J. Brodbine
307 Lauderdale Avenue
Nashville, Tennessee 37205

Send tax notice to: Andrew J. Brodbine
307 Lauderdale Avenue
Nashville, Tennessee 37205

Map and Parcel No. 103 12 0 096.00

EXECUTOR'S DEED

This instrument does not constitute a warranty of title, covenants, descriptions, or any other information contained herein. This instrument was prepared from information supplied by the parties; the preparer of this instrument makes no representations as to the status of the title of the property described herein.

I, **Christopher D. Brodbine**, am the Personal Representative of the Estate of Anne L. Brodbine ("Grantor") appointed by the Seventh Circuit Court for Davidson County, Tennessee – Probate Division, Case No. 25P1282, and in settlement of said testate estate pursuant to my authority under Article VII, Paragraph 1 of the Last Will and Testament of Anne L. Brodbine which is of record in Instrument No. 20250711-0054579, Register's Office for Davidson County, Tennessee, I hereby devise, release, grant, bargain, sell, convey and forever quitclaim, convey and transfer to **Andrew J. Brodbine** ("Grantee"), his heirs and assigns, all of the estate/decedent's interest in the following described parcel of land in Davidson County, Tennessee:

> Being Lot No. 4, Block "G" on the Plan of Cherokee Park, of record in Plat Book 547, pages 169 and 170, Register's Office for said County
>
> Said Lot 4 fronts 60 feet on the northerly side of Lauderdale Road and runs back 123.46 feet on the westerly line and 134.90 feet on the easterly line, to a dead line, measuring 62 feet thereon.

The legal description is taken from the prior deed of record. This is improved property commonly known as 307 Lauderdale Avenue, Nashville, TN 37205.

BEING THE SAME PROPERTY CONVEYED from Endre B. Zongor and wife, Irene R Zongor to Michael P. Brodbine and wife, Anne Brodbine,* by warranty deed of record in Book 6643 Page 876, Register's Office, Davidson County, Tennessee. Michael P. Brodbine died on August 24, 2009.

*Anne L. Brodbine and Anne Brodbine are the same person.

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on the 3rd day of December, 2025.

ESTATE OF ANNE L. BRODBINE, DECEASED

By: _____
Christopher D. Brodbine
Personal Representative

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 bargainor, **Christopher D. Brodbine, Personal Representative,** with whom I am personally acquainted (or proved to me on the basis of the following satisfactory evidence: _____), and who acknowledged, upon oath, that he executed the same as his free act and deed for the purposes contained therein.

Witness my hand and official seal this 3rd day of December, 2025.

_____
NOTARY PUBLIC

My Commission Expires: 06-20-2029

JULIE T. MOSS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

EXEMPTION FROM TRANSFER TAX AND OATH OF VALUE

Pursuant to Tenn. Code Ann. § 67-4-409, this transfer is exempt from transfer tax as a deed from an executor to implement a testamentary devise and no oath of value is required in any transaction that is exempt from tax.