Karen Johnson Davidson County
Batch # 1358499 DEEDQC
12/16/2025 09:09:22 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20251216-0099772

ADDRESS NEW OWNERS:
Peggy O. Sells
100 Heather Way
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
Same

MAP/PARCEL
160100A00400CO

THIS INSTRUMENT PREPARED BY:
CATHRYN ARMISTEAD, ATTORNEY
1050 Hamilton Station Blvd, Ste 200
Lebanon, Tennessee 37087

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND CATHRYN ARMISTEAD, ATTORNEY SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

EXECUTOR'S DEED

KNOW ALL MEN BY THESE PRESENTS, that for valuable consideration received, the receipt of which is hereby acknowledged, and in order to carry out the provisions of the Last Will and Testament of Betty S. Sells, of record in the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 25P756, which brought this real property into the estate to be administered as an estate asset. On behalf of the estate, **Peggy O. Sells, Executrix of the Estate of Betty S. Sells** under the authority of Letters Testamentary granted to Peggy O. Sells by the said court, and every other power, does hereby devise, release, grant, bargain, convey and forever vest all interests and rights to **Peggy O. Sells, Jack H. Sells and Allen Brooks Sells, individually, as tenants in common**, and their heirs and assigns forever, a certain tract or parcel of land in Davidson County, State of Tennessee, being a portion of the land described as follows, to wit:

> Being Lot No. 4, on the plan of Heatherwood, of record in Plat Book 6900, Page 897, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description. Being the same property conveyed to Jack H. Sells and wife, Betty S. Sells, by deed from John R. Jacobson and wife, Dee Denson Jacobson, of record in Book 10272, Page 433, Register's Office for said County. This being the same property conveyed to Michael D. Sontag by deed from Jack H. Sells and Betty S. Sells of record in Book 7839, Page 27, said Register's Office of Davidson County, Tennessee.

By way of recital, Jack H. Sells having died on August 11, 2017, leaving Betty S. Sells as surviving owner.

This instrument was prepared based on information furnished by parties. The preparer makes no representations or warranties as to the correctness thereof or the status of the title to the property described herein.

This conveyance is subject to any and all existing easements and restrictions of record.

Witness my hand this 2nd of December, ~~2025~~.

Peggy O. Sells,
Executrix of the Estate of Betty S. Sells

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State, the within named Peggy O. Sells, Executrix of the Estate of Betty S. Sells, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal, this the 2nd day of December, 2025.

NOTARY PUBLIC
My commission expires: 11/5/2029

KAREN KRAHL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn before me, this 2nd day of December, 2025.

NOTARY PUBLIC
My commission expires: 11/5/2029

KAREN KRAHL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029