EXECUTOR'S DEED

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL ID.
Timothy W. Alban George H. Alban IV 3916 Keeley Drive Nashville, TN 37211	same	148-10-0-098.00

THIS INSTRUMENT WAS PREPARED BY:
George R. Adams, Jr. Attorney - 7100 Hardwood Lane - College Grove, TN 37046
Phone: 615-500-0013 - Fax: 615-791-6096 - Email: gadams@adamslaw-tn.com

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $-0-.)

TIMOTHY W. ALBAN)
Affiant)

Subscribed and sworn to before me this 6th day of May, 2026)

LOKESH GOYAL Notary Public State of Tennessee Davidson County Expires July 2, 2029

NOTARY PUBLIC)
My Commission Expires: 2 July 2029)

Karen Johnson
Batch # 1418529
05/11/2026 09:14:11 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDWARR
3 pgs

20260511-0041962

THIS DEED, made and entered into by and between TIMOTHY WILSON ALBAN AS EXECUTOR OF THE ESTATE OF ELIZABETH SUE ALBAN, Deceased, of Davidson County, Tennessee (hereinafter referred to as "Grantor"), and TIMOTHY WILSON ALBAN and GEORGE HERBERT ALBAN IV, both of legal age and residing in the State of Tennessee (hereinafter collectively referred to as "Grantees").

WITNESSETH:

WHEREAS, ELIZABETH SUE ALBAN, a resident of Nashville, Davidson County, Tennessee, died testate on August 28, 2024, and her estate is being administered in the Seventh Circuit (Probate) Court for Davidson County, Tennessee, Case No. 24 P 2420; and

WHEREAS, by authority vested in TIMOTHY WILSON ALBAN as Executor of said estate pursuant to the Last Will and Testament of ELIZABETH SUE ALBAN and/or by order of the Seventh Circuit (Probate) Court for Davidson County, Tennessee, TIMOTHY WILSON ALBAN, as Executor, is authorized and directed to convey the real property hereinafter

described to TIMOTHY WILSON ALBAN and GEORGE HERBERT ALBAN IV in equal undivided interests.

NOW, THEREFORE, for and in consideration of the premises and of the authority vested in him as Executor, and in consideration of the distribution of said estate, the said TIMOTHY WILSON ALBAN, EXECUTOR OF THE ESTATE OF ELIZABETH SUE ALBAN, Deceased, does hereby grant, bargain, sell, transfer, and convey unto TIMOTHY WILSON ALBAN and GEORGE HERBERT ALBAN IV, as tenants in common, each owning an undivided one-half (½) interest, their heirs and assigns forever, the following described real property situated in Davidson County, Tennessee, to wit:

> BEING Lot No. 53 on the plan of Blanchard Heights, of record in Book 2663, pages 63 and 63, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Elizabeth Sue Alban, an unmarried woman, from James J. Reese, Jr., married, by deed on June 13, 2014, of record in Instrument No. 20140617-0052818, Register's Office for Davidson County, Tennessee.
>
> The property is subject to any and all existing easements and restrictions as shown of record including the following:
>
> > Subject to all matters as shown on the Plan of record in Book 2663, pages 62 and 63, Register's Office for Davidson County, Tennessee.

This is improved property known as 3916 Keeley Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the same unto the said TIMOTHY WILSON ALBAN and GEORGE HERBERT ALBAN IV, their heirs and assigns, in fee simple forever.

AND I, the said TIMOTHY WILSON ALBAN, ~~Executor as aforesaid~~, covenant that I have done no act to encumber the property herein conveyed, but make no further covenants or warranties, express or implied, other than that the conveyance is made in accordance with the authority vested in me as Executor of the ESTATE OF ELIZABETH SUE ALBAN, Deceased.

IN WITNESS WHEREOF, the said TIMOTHY WILSON ALBAN, EXECUTOR OF THE ESTATE OF ELIZABETH SUE ALBAN, Deceased, has hereunto set his hand this 20TH day of MARCH, 2026.

TIMOTHY WILSON ALBAN, Executor
Estate of Elizabeth Sue Alban

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named TIMOTHY WILSON ALBAN, EXECUTOR OF THE ESTATE OF ELIZABETH SUE ALBAN, Deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained, as such Executor.

WITNESS, my hand and official seal this 20th day of March, 2026.

Notary Public

My Commission Expires: 03/04/2027

RAHUL MARUTI JAWALE
State of Tennessee Notary Public
Expires March 09, 2027
DAVIDSON COUNTY, TENNESSEE