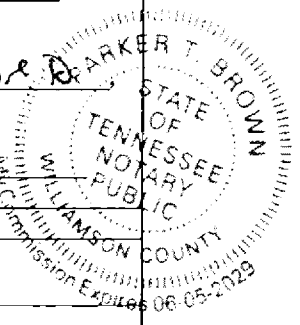
Karen Johnson Davidson County
Batch# 1436563 DEEDQC
06/22/2026 12:51:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260622-0056028

| | |
|---|---|
| *This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.* | STATE OF TENNESSEE )<br>COUNTY OF WILLIAMSON )<br>The actual consideration for this transfer is NONE ($0.00) (Exempt pursuant to T.C.A. § 67-4-409 et. seq.<br>Affiant<br>Sworn to and subscribed before me this 3rd day of June, 2026.<br>Notary Public Comm Exp: 06-05-2029 |




This Instrument Prepared by: Robert M. Pautienus III, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

| NEW OWNER: | SEND TAX BILL TO: | MAP/PARCEL: |
|---|---|---|
| CONSTANCE PENN MCADAMS | | |
| 3213 Orleans Drive | SAME AS NEW OWNER | 104-06-0-149.00 |
| Nashville, TN 37212 | | |

# EXECUTOR'S DEED

**BE IT KNOWN THAT** J. AARON BROWN, unmarried (Being one and the same as JAMES AARON BROWN), purchased the subject property on April 27, 1993, by Warranty Deed of record in Book 8933, Page 792, Register's Office for Davidson County, Tennessee. JAMES AARON BROWN passed away on March 14, 2026.

**WHEREAS** MATTHEW ALLEN BROWN is the duly appointed Executor for the ESTATE OF JAMES AARON BROWN, evidenced by the attached **Exhibit A**, Letters Testamentary for the ESTATE OF JAMES AARON BROWN, Docket Number 26P892, which is administered in the Circuit/Probate Court for Davidson County, Tennessee.

**PURSUANT** to the Last Will and Testament of JAMES AARON BROWN, of record in the Circuit/Probate Court for Davidson County, Tennessee, Docket Number 26P892, the subject property is to be conveyed to the specific beneficiary, CONSTANCE PENN MCADAMS, her heirs and assigns.

**THEREFORE FOR AND IN CONSIDERATION** of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, MATTHEW ALLEN BROWN, Executor for the ESTATE OF JAMES AARON BROWN, has this date bargained and sold, and does hereby transfer, quitclaim, release and convey any and all interest in which the Decedent and his Estate owns to CONSTANCE PENN MCADAMS, her heirs and assigns, in that certain parcel in Davidson County, Tennessee, being more particularly described as follows:

Land in the 4th formerly 26th ward of the City of Nashville, Davidson County, Tennessee, Being Lot No. 126 and the northwesterly part of Lot No. 127 on the Plan of Bransford Realty company"s West End Heights subdivision, as of record in Book 332, pages 124 and 125, Register's office for Davidson County, Tennessee, described according to a survey made by z.J. Wilkinson, surveyor, April 9, 1947, as follows:

Beginning at a point in the southerly margin of Orleans Drive, formerly Dudley street or Avenue, at the intersection of the southerly margin of said Orleans Drive and the easterly margin of a 4-foot passageway reserved by Bransford Realty company between Lots No. 125 and 126 on said Plan; thence with the southerly margin of said Orleans Drive, eastwardly 95 feet to an iron pin in the northwest corner of a part of Lot No. 127 conveyed to A.P. Briscoe, Trustee, by deed from w. M. Bell and wife, of record in Book 1281, page 163, said Register's Office; thence with A. P. Briscoe, Trustee's western boundary line south 30° 30' east 105.2 feet to a point; thence southwardly 14.4 feet to an iron pin in the center of a stone wall; thence with said stone wall westwardly 20 feet to an iron pin in the eastern boundary of Lot No. 126; thence with the line between said Lots No. 126 and 127, southwardly 71.9 feet, more or less, to an iron pin in the northerly margin of Love Circle; thence with the northerly margin of said Love Circle westwardly 50 feet to a point in the easterly margin of said passageway; thence with the easterly margin of said passageway, northwardly 169 feet to the beginning.

Being the same property conveyed to J. AARON BROWN (Deceased), from SOMEDAY BABY, INC., a Tennessee Corporation, by Warranty Deed of record in Book 8933 Page 792, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

The legal description is taken from the prior deed of record.

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

The improved property is known as 3214 Love Circle, Nashville, Tennessee 37212, with a mailing address of 3213 Orleans Drive, Nashville, Tennessee 37212.

IN WITNESS WHEREOF, the Grantor have caused this instrument to be executed on June 12, 2026.

ESTATE OF JAMES AARON BROWN

By: _____

MATTHEW ALLEN BROWN, Executor

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 MATTHEW ALLEN BROWN, with whom I am personally acquainted, who supplied Letters Testamentary evidencing he is the duly appointed EXECUTOR for the ESTATE OF JAMES AARON BROWN, by the Circuit/Probate Court for Davidson County, Tennessee, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this Jan 6, 2026.

NOTARY PUBLIC

My Commission Expires: _____

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029

**EXHBIIT A**

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

## LETTERS TESTAMENTARY

TO: **MATTHEW ALLEN BROWN** DOCKET NO: **26P892**

*It appearing to the Court that **JAMES AARON BROWN** has died leaving a written Will in which you are appointed **Executor** and which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you;*

*THESE ARE, THEREFORE, to empower you, the said **MATTHEW ALLEN BROWN**, to enter upon the execution of said Will, and take into your possession all of the property, and to make, within **sixty (60) days** from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.*

*WITNESS, Joseph P. Day, Clerk of the Probate Court, at office, this **June 4th, 2026**.*

JOSEPH P. DAY, Clerk

_____ D.C.

STATE OF TENNESSEE )

DAVIDSON COUNTY )

I, JOSEPH P. DAY, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of the Letters Testamentary issued to **MATTHEW ALLEN BROWN** as **Executor** of the estate of **JAMES AARON BROWN**, deceased, and I do further certify that **MATTHEW ALLEN BROWN** is still acting **Executor** of the estate of **JAMES AARON BROWN** and all acts as such are entitled to full faith and credit as it appears from the official record in my office in Nashville, Tennessee, this the 4th day of June, 2026.

JOSEPH P. DAY, Clerk

_____ D.C.

## TRUE COPY CERTIFICATION

I, ROBERT M. PAUTIENUS III, 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 June 12, 2026.

6/12/26

ROBERT M. PAUTIENUS III, Affiant

STATE OF TENNESSEE )

COUNTY OF WILLIAMSON )

Sworn to and subscribed before me this 12th day of June, 2026.

Notary Public

My Commission Expires:

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029