AFTER RECORDING RETURN TO:
ClientFirst Title LLC
1000 Germantown Pike, Suite J1
Plymouth Meeting, PA 19462
File No. R26TN195468

Karen Johnson Davidson County
Batch# 1440700 DEEDWARR
06/30/2026 04:05:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260630-0059231

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 024 00 0 103.00

FIDUCIARY DEED

Glenda J. Hall, as Executor of the Estate of Randall Allen Hall, Deceased, residing at 810 Dry Creek Road, Goodlettsville, TN 37072, by the power conferred by the Tennessee Code, and every other power, for valuable consideration paid, grants with fiduciary covenants, unto **Glenda J. Hall,** residing at 810 Dry Creek Road, Goodlettsville, TN 37072, hereinafter referred to as Grantee(s), the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 810 Dry Creek Road, Goodlettsville, TN 37072

Being the same property conveyed to Randall Allen Hall from CHARLES DAVID WIMBERLY AND WILLIAM RAY WIMBERLY, CO-PERSONAL REPRESENTATIVES FOR THE ESTATE OF CHARLES DALTON WIMBERLY, DECEASED (as evidenced by a copy of the Letters of Testamentary issued by the Seventh Circuit Court for Davidson County, Tennessee on April 13, 2009), AND HEIRS TO SAID ESTATE AND CHARLES DAVID WIMBERLY, ATTORNEY IN FACT FOR DOROTHY WIMBERLY AS EVIDENCED BY A DURABLE POWER OF ATTORNEY DATED OCTOBER 14, 2004, AS RECORDED IN THE REGISTER OF DEEDS OFFICE FOR DAVIDSON COUNTY, TENNESSEE AS INSTRUMENT NUMBER 20090708-0063705, SURVIVING SPOUSE OF CHARLES DALTON WIMBERLY in a Warranty Deed dated 06/30/2009 and recorded 07/08/2009 under Instrument No. 20090708-0063706 in the Register's Office of Davidson County, Tennessee. The said Randall Allen Hall passed away on February 01, 2025 and Glenda J. Hall was named as Executor of his Estate per Letters of Testamentary filed under Docket No. 26P299 in the Circuit Court of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have hereunto set his/her/their hand(s) and seal(s) on this 22 day of June, 2026

Estate of Randall Allen Hall, Deceased

By: _____
Glenda J. Hall, Executor

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Glenda J. Hall, as Executor of the Estate of Randall Allen Hall, Deceased** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Goodlettsville TN, this 22 day of June, 2026.

Ella K. Butler
Notary Public

My Commission expires: 07/03/2028

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Glenda J. Hall

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 22 day of June, 2026

Ella K. Butler
Notary Public
My Commission Expires: 07/03/2028

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

Glenda J. Hall
810 Dry Creek Road
Goodlettsville, TN 37072

Name and address of property owner:

Glenda J. Hall
810 Dry Creek RoadGoodlettsville, TN 37072

No title exam performed by the preparer. Legal description and party's names provided by the party.

EXHIBIT A
LEGAL DESCRIPTION

CERTAIN REAL ESTATE SITUATED IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY BY WAYNE S. COOPER, SR., DATED DECEMBER 20, 1968, AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE WESTERLY MARGIN OF DRY CREEK ROAD SAID POINT BEING 365.6 FEET FROM THE SOUTHEAST CORNER OF THE BOB MCCASLAND PROPERTY; THENCE SOUTH 87 DEGREES 37' WEST 425.1 FEET; THENCE SOUTH 70 DEGREES 32' WEST 466.3 FEET; THENCE NORTH 79 DEGREES 22' EAST 310.2 FEET; THENCE NORTH 83 DEGREES 45' EAST 315.45 FEET; THENCE NORTH 89 DEGREES 45' EAST 270 FEET TO THE WESTERLY MARGIN OF DRY CREEK ROAD; THENCE WITH THE SAME NORTH 8 DEGREES 32' WEST 185 FEET TO THE BEGINNING, CONTAINING 4.48 ACRES, MORE OR LESS.

Parcel ID No. 024 00 0 103.00

Property Commonly Known As: 810 Dry Creek Road, Goodlettsville, TN 37072

Tennessee Certification of Electronic Document

I, TINA DARICK, 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 2. 6-22-26 (date of document).

Affiant Signature

6.23.26
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 23 day of JUNE, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1-25-27

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
ELIZABETH TOBER - Notary Public
Allegheny County
My Commission Expires January 25, 2027
Commission Number 1427746