EXECUTOR'S DEED

STATE OF Texas

COUNTY OF Montgomery

The actual consideration or value, whichever is greater for this transfer is $0.00.

08/17/2026
James Kevin Cartwright, Affiant

Lori Anita Moore Bartley
ID NUMBER
133293489
COMMISSION EXPIRES
August 25, 2029

Subscribed and sworn to before me this 17th day of August, 2026.

Lori Anita Moore Bartley
Notary Public

My Commission Expires: 08/25/2029

Electronically signed and notarized online using the Proof platform.

NEW OWNER'S ADDRESS	SEND TAX BILL TO	MAP-PARCEL NO.	LEGAL REFERENCE NO.
James Kevin Cartwright 1216 Beverly Hills Dr. Clarksville, TN 37040	**James Kevin Cartwright 1216 Beverly Hills Dr. Clarksville, TN 37040**	**062 11 0 056.00**	**00009855- 0000517**
John Charles Cartwright 5260 South Ulster St. #3218 Greenwood Village, CO 80111	**John Charles Cartwright 5260 South Ulster St. #3218 Greenwood Village, CO 80111**		
David Wayne Cartwright 2322 Revere Place Nashville, TN 37214	**David Wayne Cartwright 2322 Revere Place Nashville, TN 37214**		

Karen Johnson Davidson County
Batch # 1461841 DEEDQC
08/19/2026 09:15:01 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260819-0077019

This instrument prepared by: Hairston & Associates, Attorneys at Law, 615 Main St., Suite 106, Nashville, TN 37206. Prepared from information furnished by the parties hereto without the benefit of a title examination.

For and in consideration of the sum of Zero Dollars, I, James Kevin Cartwright, Executor of the Estate of Virginia Scribner Cartwright, by these presents do hereby quitclaim and convey any and all interest said estate may have and all interest in the improved real property in Davidson County, Tennessee commonly known as 2501 Sherman Court, Nashville, TN 37214 to James Kevin Cartwright, John Charles Cartwright, and David Wayne Cartwright as tenants in common. Said real property is further described as follows:

Land in Davidson County, Tennessee, being Lot No. 153 on the Plan of Section III Sutherland Heights, of Record in Book 2663, page 117, Register's Office for said county.

Said Lot No. 153 fronts 51.92 feet on the north side of Sherman Court and runs back 289.06 feet on the easterly line and 239.5 feet on the westerly line to a dead line in the rear on which it measures 319 feet.

***TOGETHER WITH** the following described tract:*

Being a portion of the Kenneth W. Steinbrecher property as of record in Book 4176, page 37, Register's Office for Davidson County, Tennessee, and also being a portion of Lot No.153 on the plan of the Resubdivision of Lots 153 and 154, Sutherland Heights, Section 3, as of record in Book 8250, page 324, said Register's Office and being more particularly described as follows:

Beginning at an iron rod in the margin of Sherman Court marking the common corners of Lots 153 and 154 on said plan; thence, leaving said margin, north 45 degrees 40 minutes 23 seconds West, 92.20 feet to an iron rod; thence, North 25 degrees 33 minutes 29 seconds West, 151.49 feet to an iron rod marking the northeast corner of Lot 154 and the north west corner of Lot 153 on said plan; thence, leaving said common corner, South 33 degrees 08 minutes 40 seconds East, 240.17 feet to the beginning, containing 2,401.65 square feet, more or less.

Being the same property conveyed to James V. Cartwright, Jr. and wife, Virginia S. Cartwright by Installment Deed from Austin W. Smith and wife, Marjorie P. Smith, of record in Book 4312, Pages 639-640, Register's Office for Davidson County, Tennessee, together with that certain tract conveyed to James V. Cartwright, Jr. and wife, Virginia S. Cartwright by Quitclaim Deed from Kenneth W. Steinbrecher and wife, Florence M. Steinbrecher, of record in Book 9855, Pages 517–519, Register's Office for Davidson County, Tennessee.

James V. Cartwright predeceased his wife, Virginia S. Cartwright. Virginia S. Cartwright died on May 6, 2026. Her Last Will and Testament has been duly admitted to probate in the Probate Court for Davison County, Tennessee, Docket No. 26P1163. This conveyance is being made to convey any interest of the Estate of Virginia S. Cartwright in the subject real property to her devisees under the Will.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantor has caused this Executor's Deed to be executed

17th day of August 2026.

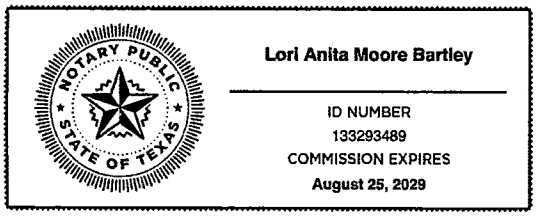
JAMES KEVIN CARTWRIGHT, EXECUTOR
ESTATE OF VIRGINIA S. CARTWRIGHT

STATE OF Texas

Montgomery COUNTY

Before me, a notary public of the state and county mentioned above, personally appeared **James Kevin Cartwright,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Executor of the Estate of Virginia S. Cartwright and as such Executor acknowledged that he is authorized to execute the foregoing deed on behalf of the Estate of Virginia S. Cartwright, the within named bargainor, an estate, and that he as such Executor, executed the foregoing instrument for the purpose therein contained, by signing the name of the estate by himself as Executor.

Witness my hand and seal, at office in this 17th day of August 2026.



Lori Anita Moore Bartley
Notary Public Lori Anita Moore Bartley

Electronically signed and notarized online using the Proof platform.

Certificate of Authenticity

I, Roland Hairston, 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 August 17 2026.

Date

Affiant Signature

8/17/2026
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17th day of August, 2026.

Kaellynn Marie
Notary's Signature

My Commission Expires: 1/22/2030
Date

Notary's Seal (if on paper)

