Karen Johnson Davidson County
Batch# 1474558 DEEDWARR
09/17/2026 09:58:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260917-0086615

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (AJS)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

EXECUTOR'S DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Cynthia Lee Dawson 4420 Brush Hill Road Nashville, TN 37216	same	051 16 0 018.00

WHEREAS, Jay Thomas Dawson (the "Decedent") died on September 19, 2025, and Decedent's Last Will and Testament, dated March 7, 2017, and First Codicil dated January 14, 2020, were admitted to probate on January 6, 2026, at Docket No. 26P2 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) (the "Will"); and

WHEREAS, Cynthia Lee Dawson is the duly appointed Executor (the "Executor") of the Decedent's Estate (the "Estate") under the Will; and

WHEREAS, the Executor desires to convey all of the Decedent's right, title and interest in and to the following described property to Cynthia Lee Dawson in order to settle matters of the Estate in accordance with the terms of the Will. Said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Being Lot No. 5 of Block 4 on the Plan of A. J. McGaughey's Haysboro Subdivision, as of record in Book 547, pages 15 and 16, Registers Office for said County.

Said Lot No. 5 fronts 100 feet on the westerly side of Haysboro Drive and extends back between parallel lines, 292 feet on the northerly line and 294 feet on the southerly line to the easterly margin of a 40 foot unnamed street, measuring 100 feet thereon.

Being the same property conveyed to Jay Dawson by Installment Deed dated September 29, 1989, from Thelma Trowbridge Brooks of record in Book 7949, page 544 in the Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 4420 Brush Hill Road, Nashville, Tennessee 37216.

This Property is being transferred expressly subject to all limitations, restrictions, encumbrances, and other matters of public record that may affect the Property.

NOW, THEREFORE, in consideration of the foregoing premises and no other monetary consideration, the Executor hereby transfers, and conveys all of the Executor's right, title and interest in the Property to Cynthia Lee Dawson (the "Beneficiary").

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Beneficiary, its successors and assigns, forever; and the Executor hereby transfers, assigns, and sets over unto the Beneficiary, all of the Estate's right, title and interest in the said Property with full benefit of the Executor's warranties to the maximum extent that she can or should do as Executor, but not further or otherwise.

IN WITNESS WHEREOF, the Executor has executed this instrument this 16th day of September, 2026.

Cynthia Lee Dawson, Executor

Cynthia Lee Dawson, Executor
Estate of Jay Thomas Dawson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Cynthia Lee Dawson, who upon oath acknowledged that she is the Executor of the Estate of Jay Thomas Dawson, deceased, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 16th day of September, 2026.

Carrie W Granger

Notary Public

My Commission Expires: Nov 5, 2029

CARRIE WINTLE GRANGER
TENNESSEE
NOTARY
PUBLIC
My Comm. Expires
Nov 05, 2029
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. 67-4-409(a)(1)(C)(iv).

Cynthia Lee Dawson
Cynthia Lee Dawson, Affiant

Subscribed and sworn to before me this 16th day of September, 2026.

Carrie Wintle Granger
Notary Public

My Commission Expires: Nov 5, 2029

CARRIE WINTLE GRANGER
TENNESSEE NOTARY PUBLIC
My Comm. Expires Nov 05, 2029
COUNTY OF DAVIDSON

CERTIFICATE OF AUTHENTICITY

I, Andrea J. Sinclair, 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 September 16, 2026.

Andrea J. Sinclair

Andrea J. Sinclair

Sept. 16, 2026

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 16th day of September, 2026.

Erica L. Martin

Notary Public

My Commission Expires: May 8, 2029

ERICA L. MARTIN
TENNESSEE
NOTARY
PUBLIC
My Comm. Expires
May 08, 2029
COUNTY OF DAVIDSON

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