BILL GARRETT, Davidson County
Trans:T20150044386 DEEDQC
Recvd: 06/05/15 11:17 2 pgs
Fees:12.00 Taxes:0.00
20150605-0052912

EXECUTRIX DEED

FROM: CAROL BROWN, CO-EXECUTRIX and JOYCE MONROE, CO-EXECUTRIX

TO: RONALD K. NEVIN, TRUSTEE

FROM: RONALD K. NEVIN, TRUSTEE

TO: CAROL BROWN, JOYCE MONROE, LARRY BROWN and RONALD E. BROWN

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
CAROL BROWN, **JOYCE MONROE,** **LARRY BROWN and** **RONALD E. BROWN** **708 Canton Pass** **Madison, TN 37115**	SAME	05212004800

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE)) COUNTY OF DAVIDSON)
Ronald K. Nevin, ATTORNEY 404 James Robertson Parkway 1850 Parkway Towers Nashville, Tennessee 37219 (615) 244-7708	THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00. Larry Brown **AFFIANT** SUBSCRIBED AND SWORN TO BEFORE ME THIS 3 DAY OF June, 2015. **NOTARY PUBLIC** My Commission Expires: 2017

Bettie Brown died on September 28, 2014. Carol Brown was appointed Co-Executrix and Joyce Monroe, Co-Executrix of the Estate of Bettie L. Brown, pursuant to her Last Will and Testament, January 15, 2015, by the Seventh Circuit Court (Probate Division) of Davidson County, Tennessee, Probate No. 14P2052. The Co-Executrixes by signing this deed releases any right the Co-Executrixes have to recover this property in the event of the subsequent insolvency of this estate.

In accordance with the Last Will & Testament of Bettie Brown and Order of the Probate Court, Carol Brown, as Co-Executrix and Joyce Monroe as Co-Executrix of the Estate of Bettie L. Brown, quitclaims to Ronald K. Nevin, Trustee, all rights, title and interest in the following described real estate situated in Davidson County, Tennessee:

LAND in Davidson county, Tennessee, being Lot No. 26 on the Map of Marlin Meadows, Section II, as of record in Book 1835, page 127, Register's Office for Davidson County, Tennessee.

SAID Lot No. 26 fronts 140 feet on the Northwesterly side of Canton Pass and runs back between parallel lines 147.16 feet to a dead line.

BEING the same property conveyed to Walter E. Brown and wife, Bettie G. Brown, by deed from Herman Lee Kiber and wife, Clatie Irene Kiber, of record in Book 4273, page 70, Register's Office for Davidson County, Tennessee.

The said Bettie Brown pre-deceased by Walter Brown

This conveyance is subject to any and all existing restrictions and easements of record.

THIS IS THE SAME DESCRIPTION AS IN PREVIOUS DEED OF RECORD.

This is improved property known as 708 Canton Pass, Madison, TN 37115

And now, I, Ronald K. Nevin, Trustee for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **Carol Brown, Joyce Monroe, Larry Brown and Ronald E. Brown,** theirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth. This

transfer is by Executrix Deed and I make no warranties as to the title.

IN WITNESS WHEREOF I have hereunto set my hand on this the 3 day of June, 2015.

RONALD K. NEVIN, Trustee

CAROL BROWN, Co-Executrix

JOYCE MONROE, Co-Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 3 day of June, 2015, before me personally appeared Ronald K. Nevin, Trustee, to me known or proved to me on the basis of satisfactory evidence to be the person or persons described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Witness my hand and notarial seal.

NOTARY PUBLIC

My Commission Expires: 3/18/19

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 3 day of June, 2015, before me personally appeared Carol Brown, to me known or proved to me on the basis of satisfactory evidence to be the person or persons described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Witness my hand and notarial seal.

NOTARY PUBLIC

My Commission Expires: 11-6-17

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 3 day of June, 2015, before me personally appeared Joyce Monroe, to me known or proved to me on the basis of satisfactory evidence to be the person or persons described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Witness my hand and notarial seal.

NOTARY PUBLIC

My Commission Expires: 11-6-17