Executor's Warranty Deed

Davidson County	DEEDQC
Recvd: 10/06/16 08:32	3 pgs
Fees:17.00 Taxes:0.00	
20161006-0105559	

The actual consideration or value for this transfer is $ -0-.

Eva Neely
AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

SWORN TO AND SUBSCRIBED before me this 5 day of October, 2016.

NOTARY PUBLIC
My Commission Expires: 03/03/2020

JOHNSTON ELLIS LEBO DAVIDSON NOTARY PUSLIC AT LARGE COUNTY, TENN

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Bvd. Old Hickory, TN. 37138 - (615) 847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
EVA JEWELL NEELY 323 Rayon Drive Old Hickory, Tennessee 37138	New Owner	044-05-0 / 072.00

In further fulfillment of the terms of the ***Last Will and Testament*** of JERRY FRANKLIN NEELY, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **EVA JEWELL NEELY**, Executrix of the **Estate of JERRY FRANKLIN NEELY**, the GRANTOR herein, by these presents do transfer, QuitClaim and convey unto:

EVA JEWELL NEELY, un-married, the GRANTEE herein, her heirs and assigns, all right title and interest, equitable and otherwise, in a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 131 on the Plat of the Subdivision of Rayon City Development Company, which plan is of record in Book 843, page 13, Register's Office for Davidson County, Tennessee.

Said Lot No. 131 fronts 50 feet on the northerly side of Rayon Drive (formerly Lindergh Avenue)and runs back between parallel lines 150 feet to a dead line measuring 50 feet at the rear.

BEING the same property conveyed to Jerry Neely, Sr., a married man, by deed from Mary V. Wimpy, a married woman, recorded March 2, 2001 in Instrument No. 20010302-0019973, Register' Office for Davidson County, Tennessee. Jerry Franklin Neely and Jerry Neely, Sr. Being one and the same person. Jerry Franklin Neeley died August 4, 2015, testate in Davidson County, Probate Case #15P-1375, devising the said property to Eva Jewell Neely in Paragraphs 7 & 8 of his Last Will and Testament.

The above description is the same as in the previous deed of record.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances, restrictions and all matters of record in the Davidson County Register's Office as may

affect the premises.

This is improved property known as: 323 Rayon Drive, Old Hickory, Tennessee 37138.

The Executor by signing this Deed declares that the Estate of JERRY FRANKLIN NEELY is solvent, and has no outstanding claims or taxes.

Witness my hand this 5 day of October, 2016.

The Estate of JERRY FRANKLIN NEELY

Eva Neely

By: EVA JEWELL NEELY, Executrix

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy Johnston Ellis, IV, a Notary Public in and for said Couny and State, the within named EVA JEWELL NEELY, the Executrix for The Estate of JERRY FRANKLIN NEELY, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument, as such Executrix for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee this 5 day of October, 2016.

NOTARY PUBLIC

My Commission Expires: 03/03/2020

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

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QUITCLAIM DEED

From: The Estate of JERRY FRANKLIN NEELY

To: EVA JEWELL NEELY un-married

Property:

323 Rayon Drive
Old Hickory, TN 37138

This Instrument was Prepared by:
Johnny Ellis
Attorney at Law
3844 Old Hickory Blvd.
Old Hickory TN. 37138
(615) 847-2000
www.ljelaw.com

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and custodian of the Electronic version of the attached document tendered for registration herewith and that this is a True and Correct copy of the original Document executed and authenticated according to Law.

Leroy Johnston Ellis, IV,
Attorney at Law, BPR #17968

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Diane Ladd the undersigned, a notary public in the state of Tennessee, personally appeared Leroy Johnston Ellis, IV, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Diane Ladd
NOTARY PUBLIC

My Commission Expires: 10-18-16

DIANE LADD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

This Certificate Prepared by:
Johnny Ellis, Attorney at Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com