This instrument was prepared by:

**Beck and Beck, PLLC**
**Attorneys at Law**
**4205 Gallatin Rd.**
**Nashville, TN 37216**

BILL GARRETT, Davidson County
Trans:T20170013635 DEEDQC
Recvd: 02/15/17 08:47 2 pgs
Fees:12.00 Taxes:0.00

20170215-0015478

MELINDA G. ROOKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration for this transfer is **$ 0.00**.

Karen Rollins
**AFFIANT**

Subscribed and sworn to before me this 8th day of February, 2017.

Melinda G. Rooker
**NOTARY PUBLIC**

My Comm Expires: 05-06-2019

**Address New Owner as follows:**
**Kathy Carpenter & Karen Rollins**
209 East Main St.
Smithville, TN 37166

**Send Tax Bills to:**
Same as Owner

**Map-Parcel Numbers:**
**021 00 0 056.00**

## EXECUTOR'S QUIT CLAIM DEED

**KNOW ALL MEN BY THESE PRESENTS** that **John Carpenter, Executor for the Estate of Betty Lounette Gunter** for and in consideration of the sum of **Zero** and No/100 Dollars (**$0.00**), in connection with the closing and distribution of the **Estate of Betty Lounette Gunter**, the decedent's Last Will and Testament having been duly admitted to probate in Davidson County, Tennessee, and recorded under Docket #16P-675 in the Probate Court Clerk's Office for said county, does hereby [convey,] remise, release and forever quitclaim unto, in equal shares to **Kathy Carpenter & Karen Rollins**, his/her heirs and assigns, all of my right, title and interest in and to a certain tract [parcel] of land in Davidson County, Tennessee, which is described as follows:

Land in Davidson County, Tennessee, beginning at a point in the southerly margin of Clarksville Highway (U.S. Highway 41A), the northeast corner of the property conveyed to H. C. Newman and wife, Susie Newman, by deed of record in Book 682, Page 659, Register's Office for Davidson County, Tennessee; thence south 79° 40' east along the margin of said highway, 152.6 feet to a point, thence south 79° 51' east 152.4 feet to a point in said margin of said highway. Thence south 5° 52' west 305.9 feet to a point. Thence north 89° 23' west 44 feet to a point. Thence south 2° 04' west 436.2 feet to a point. Thence south 3° 09' west 348.9 feet to a point. Thence south 3° 07' west 1473.4 feet to a point in the southerly line of the Henry C. Newman property. Thence north 78° west along the southerly margin of said property 267.3 feet to a point in the westerly margin of the Henry C. Newman property. Thence along said margin north 2° 08' east 1416.8 feet to a point in said margin, thence north 2° 08' east 348.6 feet to a point in said margin, thence north 2° 12' east 801.8 feet to the point of beginning, containing 16.54 acres.

Being the same property conveyed to Ellis E. Gunter, by deed from Sam Newman, John Newman, Bertha N. Dobbs, Martha N. Knight, Myrtle N. Green, Mary N. Hunt, Lillie N. Eagan Bessie L. Lawrence, Marie Gibson, Noah F. Newman, Luke William Neal, Jr., Deborah Lee Neal Thurman, Mary P. Newman; being heirs of Henry C. Newman and all of their interest herein subject only to the life estate dower interest of the Henry C. Newman's widow, Ruby Lee Newman of record in Book 5146, Page 12, Register's Office for Davidson County, Tennessee. Ruby Lee Newman having since died and Ellis E. Gunter aka Ellis Eugene Gunter having since died on July 09, 2012.

Being the same property conveyed to Betty Lounette Gunter from Ellis Eugene Gunter by Affidavit of Inheritance of record by Instrument No. 2014613-0051748, Register's Office for Davidson County, Tennesse. Betty Lounette Gunter having since died, her date of death being March 9, 2016. Betty Lounette Gunter's Last Will and Testament was probated and recorded in Davidson County under Docket #16P-675, therefore the property vests in equal shares to her heirs Kathy Carpenter and Karen Rollins.

This is improved property known as **6511 Clarksville Pike, Joelton, TN 37080.**

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

The preparer of this deed makes no representation as to the title of property described or as to the accuracy of its description herein conveyed as it was prepared without benefit of title search or survey; but strictly by documents provided by the parties involved.

**WITNESS** my hand this 13th day of February, 2017.

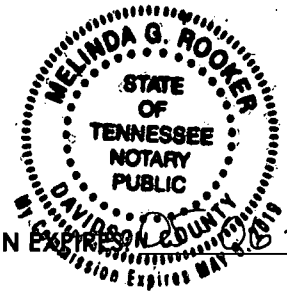
John M Carpenter, executor

**Executor's/Grantor Name**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, Melinda G. Rooker, a Notary Public, in and for said County and State, **John Carpenter,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

**WITNESS** my hand and official seal at office this the 13th day of February, 2017.




Melinda G. Rooker

**NOTARY PUBLIC**

**MY COMMISSION EXPIRES:** 5-28-2019