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 08:48 3 pgs
Fees: 17.00 Taxes: 0.00

20170215-0015479

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 R. Rollins
AFFIANT

Subscribed and sworn to before me this 13th 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 0 224.00

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 the Clarksville Highway (U.S. Highway 41A), being the northwest 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 degrees 40 minutes East along the margin of said highway, 152.6 feet to a point; thence South 79 degrees 51 minutes East 152.4 feet to a point in the said margin of said highway. Said point being the beginning point for the hereinafter described property; Thence along the southerly margin of said highway South 80 degrees 24 minutes East 420.4 feet to a point in the north-east corner of said property; thence with old fence line South 2 degrees 19 minutes West 666.2 feet to a concrete post; thence South 2 degrees 14 minutes West 248.6 feet to a point; thence continuing with old fence line South 2 degrees 35 minutes West 1584 feet to a point in the southeast corner of said property, the said southeast corner being bounded by the J.E. Fentress property; thence

north 78 degrees West 545.1 feet to a point in the southerly line of the Henry C. Newman property; thence North 3 degrees 7 minutes west 1473.4 feet to a point; thence North 3 degrees 9 minutes West 348.9 feet to a point; thence North 2 degrees 4 minutes West 436.2 feet to a point; thence North 89 degrees 23 minutes East 44 feet to a point; thence North 5 degrees 52 minutes East 305.9 feet to the point beginning, containing 30.88 acres, more or less.

Being part of the same property conveyed to Henry C. Newman and wife, Susie Newman, by deed from E. C. Bracey and wife, M. B. Bracey, as of record in Book 682, Page 659, Register's Office for Davidson County, Tennessee.

H. C. Newmon, H. C. Newman and Henry C. Newman are one and the same person. The said Henry C. Newman is now deceased. The title to said property being vested in the heirs at law of Henry C. Newman. The husbands and wives of the heirs at law join in this conveyance to convey any interest they may have in said property.

Being the same property conveyed to Ellis E. Gunter and wife, Betty Lounette Gunter by deed from Noah F. Newman, Sam Newman, John Newman, Martha Newman Knight, Mary Newman Hunt, Lillie Newman Eagan, Bessie Newman Lawrence, Bertha Newman Dabbs , Myrtle Newman Green, Marie Newman Gibson, Laura Newman Medlin, Pattie Lee Newman, Deborah Lee Neal, Luke William Neal, Jr. and Judy Anne Neal as of record in Book 4450, Page 616, Register's Office for Davidson County, Tennessee. Ellis E. Gunter, now deceased, the property vested solely unto Betty Lounette Gunter.

This conveyance is made subject to easements for gas pipe lines as of record in Book 2278, Page 399, Book 2742, Page 265, Book 2963, Page 438, and as corrected Book 3072, Page 615; and as assigned in Book 3130, Page 565, Register's Office for Davidson County, Tennessee.

This is improved property known as **6499 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 Caparotta, 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: 05-06-2019

