BILL GARRETT, Davidson County
Trans:T20170034217 DEEDQC
Recvd: 04/24/17 10:53 3 pgs
Fees:17.00 Taxes:0.00
20170424-0039838

QUITCLAIM DEED OF EXECUTOR

GRANTOR	FORREST FURMAN EVANS, JR. EXECUTOR OF THE ESTATE NELLE DeBERRY EVANS DECEASED	SEND TAX NOTICES TO:	DAVIDSON COUNTY PROPERTY TAX MAP 28 PARCEL 87.00
GRANTEE:	FORREST F. EVANS INDIVIDUALLY 6040 BIOTA TRAIL JOELTON, TN 37080	SAME	

JASON BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Under Tennessee Code Annotated 67-4-409(a)(3) (D) This instrument is exempt form the transfer tax as a distribution of realty to the beneficiary of a will.

FORREST FURMAN EVANS, JR, Executor of the Estate of Nelle DeBerry Evans, Deceased

SWORN TO and SUBSCRIVED BEFORE ME this 24 day of April 2017

My Commission Expires: July 6, 2020
(SEAL)

Notary Public

This instrument prepared by: Forrest Evans 6040 Biota Trail, Joelton, TN 37080 (615) 876-0100

This Executor's Deed is intended to carry out certain devises of real estate, land and buildings, set forth in item Seventh of the Last Will and Testament of Nelle DeBerry Evans dated June 5, 2009, and probated by order of the Chancery Court (Probate Division) for Cheatham County, Tennessee on the 21st day of September, 2010 in Case No. P-2006.

RECITALS:

1. By Warranty Deed dated March 20, 1970 of record in Deed Book 4405, Page 510, Register's Office for Davidson County, Tennessee, a tract of land consisting of 40 acres, more or less, was conveyed to Forrest F. Evans and wife, Nelle DeBerry Evans. This tract was frequently described by them as the *Zeitlin property.*

2. Forrest F. Evans died on August 10, 1990. He was survived by his wife, whose correct name was Nelle DeBerry Evans , and who was the same person referred to as Nellie DeBerry Evans in the Warranty Deed described in the preceding paragraph. As the surviving tenant by the entireties, Nelle DeBerry Evans became the sole owner of the property at the death of Forrest F. Evans.

3. Nelle DeBerry Evans, a resident of Cheatham County, Tennessee, died on August 27, 2010. Her last Will and Testament, dated June 5, 2009, was probated in the Chancery Court (Probate Division) for Cheatham County, Tennessee on the 21st day of September, 2010, in Case No. P2006, and is of record in Probate Book 12, page 157 in the office of the Clerk and Master of the said County.

4. By item Seventh of the Will, the Testatrix, Nelle DeBerry Evans, devised the 40 acres of the *Zeitlin Property* to Forrest F. Evans (AKA Forrest Furman Evans Jr.).

5. By description of record in Book 4405 Page 509 dated 03/20/1970, which described the metes and bounds of the 40 acres more or less.

6. In order to complete the distribution as authorized and directed by the will of Nelle DeBerry Evans, the Executor is executing and delivering a Deed to the devisee, Forrest F. Evans, Jr., individually.

CONVEYANCE

In consideration of the foregoing, Forrest Furman Evans, Jr., Executor of the Estate of Nelle DeBerry Evans, hereby quitclaims, transfers and conveys to Forrest Furman Evans Jr., individually, a tract of 40 acres of the *Zeitlin Property,* described as follows:

DESCRIPTION OF 40ACRES MORE OR LESS OF THE *ZEITLIN PROPERTY:*

Property located in the 1st Councilmantic District of Davidson County, TN and designated as Parcel 87 on Property Map 28:

Description as shown in Book 4405 Page 509 Registers's Office of Davidson County, Tennessee.

Being the westerly half of lot No. 15 on the Plan of Henry Floto Estate, as of record in book 421, page147, Register's Office for said County, described as follows:
Beginning at a stake in the center of Marrowbone Creek with sycamoreand ironwood pointers; thence leaving the creek and following a branch and hollow, south 50 degrees east 20 poles; thence south 331/2 degrees east 18 poles; thence south 43 degrees west 3.2 poles; thence south 20 degrees west 31.2 poles; thence south10 degrees east 16 poles; thence south 20 degrees east 12 poles; thence south 45 degrees east10 poles; thence south 72 degrees east 4 poles; thence south 48 degrees east 4 poles; thence south 68 degrees east 4 poles; thence south 24 degrees east 4 poles; thence south 86 degrees east 26.6 poles; thence south 85 degrees east 5.2 poles; thence south 83 degrees east 18.6 poles; thence north 75 degrees east 19 poles; thence south 85 degrees east 59 feet; thence north 27 degrees west 1849 feet to the center of said creek; thence with the meanders of same, south 60 degrees west 10 poles; thence north 78 degrees west 34 poles; thence south 88 degrees west 8 poles; thence south 63 degrees west 4 poles to the beginning, containing 40 acres more or less.
Being part of the property conveyed to Sam Zeitlin and wife Janice P. Zeitlin by deed from John M. Ray and wife of record in book 2959, page 127, Register's Office for said County.

IN WITNESS WHEREOF, I have set my hand on this the 24 day of April 2017.

FORREST FURMAN EVANS, Executor of the estate of Nelle DeBerry Evans, Deceased

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
COUNTY OF CHEATHAM)

Personally appeared before me, a Notary Public in and for said County and State, the within named, Forrest Furman Evans, Executor of the Estate of Nelle DeBerry Evans, Deceased, the Grantor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 24 day of April 2017

Notary Public

My commission Expires July 6, 2020

(SEAL)

JASON BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY