THIS INSTRUMENT PREPARED BY:
Robert G. Wheeler, Jr.
The Law Office of Robert G. Wheeler, Jr.
P.O. Box 211
Goodlettsville, TN 37070-0211

BILL GARRETT, Davidson County
Trans:T20170043759 DEEDQC
Recvd: 05/23/17 12:29 10 pgs
Fees:52.00 Taxes:0.00
20170523-0051150

CO-EXECUTRICES' QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills To:	Map & Parcel Number
Dawn Wright, et al 5161 Lickton Pike Goodlettsville, TN 37072	New Owner	Map 23, Parcels 94, 95 and 132

H. Ray Eanes, hereinafter referred to as "Decedent", died on February 15, 2017, leaving a Will dated January 27, 2017. The Will was admitted to Probate on April 20, 2017 in the Probate Court for Davidson County, Tennessee, Docket Number 17P-575. The Will named his daughters, DAWN WRIGHT and KELLYE KNIGHT, Co-Executrices. The Co-Executrices are duly qualified. All debts of the Decedent have been paid. The Tennessee Inheritance Tax clearance is no longer required by law since the death occurred in 2017, pursuant to T.C.A. 67-8-314. The Co-Executrices, by signing this Deed, release any right the Co-Executrices have to recover this property in the event of the subsequent insolvency of this estate. In accordance with the provisions of the Will of H. Ray Eanes, Dawn Wright and Kellye Knight, Co-Executrices, quitclaim to Dawn Wright and Kellye Knight, individually, as tenants-in-common, all right, title and interest in the following described real estate in Davidson County, Tennessee:

> Land in the 2nd Civil District of Davidson County, Tennessee, described according to an unrecorded survey by Donald R. Carver, Surveyor License No. 271, dated April 6, 1988, as follows:
>
> Beginning at an iron pin in the easterly margin of Lickton Pike at the common corner of a tract of land owned by Dawn Eanes Wright and Ricky Edward Wright by deed of record in Book 7804, page 1, Register's Office for Davidson County, Tennessee; thence along the easterly margin of Lickton Pike N 41 deg. 42' 53" East 343.39 feet to a point in the intersection

of Lickton Pike and Shaw Road; thence along a curve having a radius of 82.480' a distance of 90.928 feet to a point in the southerly margin of Shaw Road; thence along the southerly margin of Shaw Road S 75 deg. 07' 16" East 320.29 feet to a point; thence along a curve having a radius of 1645.345' a distance of 541.876 feet; thence N 86 deg. 00' 39" East 310.93 feet to a point; thence along a curve having a radius of 682.500' a distance of 218.752 feet; thence along a curve having a radius of 403.061' a distance of 178.293 feet to a point; thence along a curve having a radius of 721.738' a distance of 241.930 feet to a point; thence N 73 deg. 46' 56" East 172.67 feet to a point; thence along a curve having a radius of 3487.640' a distance of 341.823 feet to a iron pin found; thence leaving the southerly margin of Shaw Road and along the westerly margin of a tract of land owned by Albert E. Douglas by deeds of record in Book 4641, page 478, and Book 2146, page 108, Register's Office for Davidson County, Tennessee, South 03 deg. 22' 02"East 2437.59 feet to an iron pin set at corner post; thence along the northerly margin of a tract of land owned by J. T. Blackwell and A. Tolbert, Jr., by deed of record in Book 3934, page 884, Register's Office for Davidson County, Tennessee, North 81 deg. 01' 41" West 1204.91 feet to an iron pin set a corner post; thence North 79 deg. 16' 30" West 120.40 feet to an iron pin found at stone; thence along the westerly margin of Blackwell & Tolbert, South 14 deg. 50' 00" West 726.43 feet to an iron pin found in fence; thence along the northerly margin of a tract of land owned by Dalton Pewitt by deed of record in Book 5130, page 309, said Register's Office, North 64 deg. 30' 50" West 120.19 feet to a large stone; thence North 50 deg. 06' 42", West 212.89 feet to an iron pin set at stone and 20" ash tree; thence North 47 deg. 08' 05" West 130.82 feet to an iron pin set at marked tree; thence North 88 deg. 14' 50" West 192.56 feet to an iron pin found; thence along the northerly margin of a tract of land owned by Lawrence Robert Towns by deed of record in Book 5323, Page 381, said Register's Office, South 84 deg. 18' 33" West 136.97 feet to an iron pin set at marked stone; thence North 69 deg. 46' 08" West 154.31 feet to iron pin set at iron post; thence North 34 deg. 06' 22" West 192.65 feet to an iron pin set at corner post, being the common corner of Towns and J. W. Dutton property by deed of record in Book 1810, page 537, said Register's Office; thence along the easterly margin of Dutton, North 16 deg. 01' 53" East 925.39 feet to an iron pin set at corner post; thence North 43 deg. 58' 29" West 617.57 feet to a point in the southeast corner of Wright; thence along Wright's easterly margin, North 42 deg. 25' 35" East 430.11

feet to a point; thence North 48 deg. 17' 07" West 534.20 feet to the point of beginning, containing 124.19 acres, more or less.

Being the same property vested in Joan Eanes by quitclaim deed of record in Book 8190, page 874, Register's Office for Davidson County, Tennessee. Joan Eanes a/k/a F. Joan Eanes a/k/a Frances Joan Eanes died, testate, on January 7, 2012, at which time the property became vested in her husband, H. Ray Eanes, according to the Last Will and Testament of Frances Joan Eanes of record in Instrument No. 20121217-0115991, Register's Office for Davidson County, Tennessee.

This property has the mailing address of 2145 Shaw Road, Goodlettsville, Tennessee 37072; and,

This property is known and identified as Map 23, Parcel 94 (2145 Shaw Road, Goodlettsville, TN 37072), Map 23, Parcel 95 (2117 Shaw Road, Goodlettsville, TN 37072), and Map 23, Parcel 132 (2121 Shaw Road, Goodlettsville, TN 37072) on the Tax Maps of Davidson County, Tennessee.

This transfer is by quitclaim and the undersigned make no warranties about the title.

WITNESS my hand on the day and date acknowledged below.

ESTATE OF H. RAY EANES

BY: Dawn Wright

DAWN WRIGHT, Co-Executrix
of the Estate of H. Ray Eanes

BY: Kellye Knight

KELLYE KNIGHT, Co-Executrix
of the Estate of H. Ray Eanes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Robert G. Wheeler, Jr., a Notary Public of this County, Dawn Wright Co-Executrix of the Estate of H. Ray Eanes, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of May, 2017.

Robert G. Wheeler, Jr.
NOTARY PUBLIC

ROBERT G. WHEELER JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:

My Comm. Expires Sept. 25, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Robert G. Wheeler, Jr., a Notary Public of this County, Kellye Knight, Co-Executrix of the Estate of H. Ray Eanes, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of May, 2017.

Robert G. Wheeler, Jr.
NOTARY PUBLIC

ROBERT G. WHEELER JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:

My Comm. Expires Sept. 25, 2019

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is NONE, the tax being exempt under the provisions of T.C.A. Section 67-4-409(a)(3)(D).

Kellye Knott
AFFIANT

Sworn to and subscribed before me this the 22nd day of May, 2017.

Robert G. Wheeler, Jr.
NOTARY PUBLIC

MY COMMISSION EXPIRES:

ROBERT G. WHEELER
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
My Comm. Expires Sept. 25, 2019

EXHIBIT A

LAST WILL AND TESTAMENT

OF

H. RAY EANES

I, **H Ray Eanes**, a resident of and being domiciled in Davidson County, Tennessee, being of sound mind and disposing memory, do hereby make, declare and publish this to be my Last Will and Testament, and I do hereby revoke all wills and codicils made by me at any time heretofore. I am a single person with two (2) children, Dawn Monet Eanes Wright and Kellye Rhea Eanes Knight.

ARTICLE I

1. **Appointment of Executor.** I nominate and appoint my daughters, Dawn Monet Eanes Wright and Kellye Rhea Eanes Knight, to serve as Co-Executrices of this Will and of my estate. If either of my daughters shall not survive me, or if either of my daughters shall fail to qualify as Executrix hereunder for any reason or having qualified shall die or resign, then in such event I nominate and appoint the surviving daughter as the Executrix, of my estate. Any references herein to Co-Executrices, or Executrix shall be deemed to include the other and be a reference to whomever of the above shall be serving in such capacity.

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2. I direct that no bond shall be required of my Co-Executrices or Executrix for the faithful performance of duties in such capacity.

ARTICLE II

1. **Payment of Debts.** I direct my Co-Executrices to pay all of my just debts, (except debts accrued by mortgages or other security instruments, which may be paid off or retained in the discretion of my Co-Executrices), funeral expenses, expenses of administration, and any and all inheritance, income and estate tax imposed by any taxing authority, as soon as practicable after my death.

2. **Powers of Executrix/Executor**. I hereby authorize and empower my Co-Executrices to exercise the powers set forth in the Tennessee Code Annotated, to the extent applicable, all of which provisions and powers are incorporated herein by reference.

3. **Waiver of Inventory/Accounting**. I expressly excuse my Co-Executrices or Executrix from filing an inventory, interim accounting, and final accountings, which might otherwise be required pursuant to applicable law.

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ARTICLE III

After the payment of all debts and death taxes as hereinabove provided, I give all of my property, real, personal or mixed, of whatever kind and character and wherever situated, TO MY CHILDREN, DAWN MONET EANES WRIGHT AND KELLYE RHEA EANES KNIGHT, to be divided evenly, share and share alike.

IN WITNESS WHEREOF, I hereunto subscribe my name to this my Last Will and Testament, consisting of this and the proceeding two (2) typewritten pages, and for the purpose of identification, I have signed each such page on the bottom thereon, all in the presence of the persons witnessing it, at my request, on this the 27th day of January, 2017, at Goodlettsville, Tennessee.

H. RAY EANES, Testator

Signed, sealed, published and declared by the Testator, **H. RAY EANES**, to be his Last Will and Testament in the presence of all of us at one and the same time, and we, at his request and in his presence and in the presence of each other, have hereunto subscribed our name as witnesses, and we hereby attest to the sound and disposing mind of said Testator and to the performance of the aforesaid act of execution at the place and on the date herein above set out.

WITNESSES:

Robert D. Wheeler Jr.
NAME

1166 Madison Creek Rd
ADDRESS
Goodlettsville, TN 37072

Betty E. Hulan
NAME

245 Shaw Road
ADDRESS
Goodlettsville, TN 37072

HHE

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, Betty E. Hulan and Robert G. Wheeler, Jr. after being duly sworn according to the law, depose and say:

1. That they are adult citizens and residents of the state listed beside their respective signatures on the Will subscribed herein below.

2. That they witnessed execution of the Will of **H. RAY EANES** dated the 27th day of January 2017, to which this affidavit is attached, and that this affidavit is being made at the request of the Testator and in accordance with the provisions of Tennessee Code Annotated, section 32-2-110.

3. That their signatures are affixed to said Will, that they signed and affixed the same at the instance and request of the Testator, and in his presence, and in the presence of each other, at the place and on the date recited in said Will of **H. RAY EANES**.

4. That the Testator signed said paper writing as and for his Will in their sight and presence.

5. That at the time they witnessed said Will the Testator in their opinion was of sound mind.

Betty E. Hulan
WITNESS

Robert G. Wheeler, Jr.
WITNESS

Sworn to and subscribed before me by the two persons whose signatures are affixed hereto on the 27th day of January, 2017.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Exp. Nov. 21, 2017

My commission expires: 11/21/2017

 HHE