BILL GARRETT, Davidson County
Trans:T20170055707 DEEDQC
Recvd: 06/29/17 11:01 3 pgs
Fees:17.00 Taxes:0.00
20170629-0065518

This instrument was prepared by:
STINNETT & WILKINSON
106 Frey Street
Ashland City, Tennessee 37015

ADDRESS NEW OWNER:
Terry Wayne Primm, Jr.
2316 Demarius Drive
Nashville, Tennessee 37216

SEND TAX BILLS TO:
Same

MAP: 73
GROUP: 5
PARCEL: 157.00

EXECUTOR'S QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which are hereby acknowledged, I, **TERRY WAYNE PRIMM, Executor under the Last Will and Testament of Lida Mae Primm**, hereinafter called Grantor, have bargained and sold, and by these presents do hereby transfer, convey and quitclaim unto **TERRY WAYNE PRIMM, JR.**, hereinafter called Grantee, his heirs and assigns, all right, title, claim, and interest in and to a certain tract or parcel of land in the 11th Civil District of **Davidson** County, Tennessee, described as follows:

BEING Lot No. 41, in an unrecorded plan made by Cantrell, Connell and Greek. Fronting 100 feet on the south of Demarius Drive, and running back between parallel lines 190 feet to a dead line.

BEING land in the 11th, formerly the 18th Civil District of Davidson County, Tennessee, and being part of Lot No. 4 on the Map of the Addison Cooper lands, as of record in Plan Book 2, Page 133, of the Chancery Court at Nashville, and described as follows: Being part of land beginning at a point in the easterly margin of Riverwood Circle, at a concrete monument at the beginning of a curve into Demarius Drive, as shown on the Plan of Riverwood Heights Subdivision, not of record; thence around a curve in a northeasterly direction, having a radius of 75 feet, a distance of 148.29 feet to a concrete monument in the southerly margin of Demarius Drive; thence with the margin of the same, South 74 degrees 15 minutes East 873.76 feet to another concrete monument at the beginning of a curve; thence around said curve, southeasterly 47.12 feet to another concrete monument in the westerly margin of an unnamed roadway shown on said Riverwood Heights Subdivision plan; thence with the margin of said roadway and said roadway extended, South 15 degrees 45 minutes West 170 feet to a point; thence westerly, parallel to the southerly margin of Demarius Drive and 200 feet south of same, 922 feet, more or less, to the easterly margin of Riverwood Circle; thence with the margin of the same, northerly around a slight curve, 100 feet, more or less, to the beginning.

BEING the same property conveyed to Albert Melvin Primm, Jr. and wife, Lida Mae Eskew Primm, by deed from Jay C. Evans and wife, Sarah Cooney Evans, of record as Instrument No. 00001879-0000135, Register's Office for Davidson

County, Tennessee. Albert Melvin Primm, Jr. predeceased Lida Mae Eskew Primm and she acquired title as surviving tenant by the entirety. Lida Mae Primm died testate on May 27, 2016, and under the terms of the Last Will and Testament of Lida Mae Primm, of record as Docket No. 16P1392, Seventh Circuit Court, Probate Division of Davidson County, Tennessee, devised the above described property to Terry Wayne Primm, Jr.

Lida Mae Eskew Primm and Lida Mae Primm is one and the same person.

This is the same description as in the previous deed of record.

This is improved property known as 2316 Demarius Drive, Nashville, Tennessee 37216.

A **ten foot utility easement** is reserved across the back of this lot.

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

IN WITNESS WHEREOF, Grantor has executed this instrument this the 28th day of June, 2017.

Terry Wayne Primm

TERRY WAYNE PRIMM
Executor under the Last Will and Testament of Lida Mae Primm.

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STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **TERRY WAYNE PRIMM, Executor under the Last Will and Testament of Lida Mae Primm**, the bargainor, 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 Ashland City, Tennessee, this 28th day of June, 2017.

James W. Stinnett, Jr.

Notary Public

JAMES W. STINNETT, JR. STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

My Commission Expires: 10-30-2019

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STATE OF TENNESSEE

COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $0.

Terry Wayne Primm

Affiant

Subscribed and sworn to before me, this 28TH day of June, 2017.

James W. Stinnett, Jr.

Notary Public

JAMES W. STINNETT, JR. STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

My Commission Expires: 10-30-2019

JWS:PS:ESTATES:DAVIDSON:Primm, Lida Mae – Executor's Quitclaim Deed to Terry Wayne Primm, Jr.