Bill Garrett Davidson County
Batch# 50026 DEEDQC
01/22/2018 12:25:19 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180122-0006400

THIS INSTRUMENT PREPARED BY:
Watkins & McNeilly, PLLC
W. Warner McNeilly, III
214 Second Ave. North, Suite 300
Nashville, TN 37201
(615) 255-2191

EXECUTOR'S QUITCLAIM DEED

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL #:
JOHN M. ABERNATHY, III, et al. 1803 Harpeth River Dr. Brentwood, TN 37027	SAME	103150B121.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is No Dollars ($-0-).

JOHN M. ABERNATHY, III, Executor

SUBSCRIBED AND SWORN to before me, W. Warner McNeilly III, by JOHN M. ABERNATHY, III, Executor, this 18 day of January, 2018.

W. WARNER McNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP. SEPT. 7, 2021

Notary Public
My Commission Expires: 9/7/21

WHEREAS, Bettye C. Abernathy died on November 1, 2017;

WHEREAS, Bettye C. Abernathy owned property located at 4487 Post Pl., Unit 121, Nashville, TN 37205;

WHEREAS, Bettye C. Abernathy devised said property to her children by her Last Will and Testament;

WHEREAS, the parties wish to document this testamentary devise;

NOW, THEREFORE, pursuant to the Last Will and Testament of Betty C. Abernathy duly probated in the Seventh Circuit Court for Davidson County,

Tennessee, docket number 17P-1969, I, JOHN M. ABERNATHY, III, EXECUTOR OF THE ESTATE OF BETTYE C. ABERNATHY, ("GRANTOR") do hereby quitclaim and by these presents do transfer and convey all of GRANTOR's right, title and interest in a certain parcel of real estate in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference (the "Property") as follows:

(i) a one-half (1/2) undivided interest in the Property to JOHN M. ABERNATHY, III, his heirs and assigns, as a tenant in common; and

(ii) a one-half (1/2) undivided interest in the Property to BETTYE A. BAGOT, her heirs and assigns, as a tenant in common.

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

WITNESS its hand this 18th day of January, 2018.

JOHN M. ABERNATHY, III, Executor of the Estate of Bettye C. Abernathy

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, W. Warner McNeilly III, of said county, JOHN M. ABERNATHY, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Executor of the Estate of Bettye C. Abernathy and that he as Executor executed the within instrument for the purposes therein contained.

Witness my hand, this 18th day of January, 2018.

NOTARY PUBLIC

My Commission Expires: 9/7/21

W. WARNER McNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP. SEPT. 7, 2021

W. WARNER McNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 121 on the Plan of Lions Head Condominium Apartments, of record in Plat Book 5200, page 82, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Lions Head Condominium, a horizontal property regime established by Master Deed of record in Book 5340, page 70, corrected in Book 5342, page 683, said Register's Office.

Being the same property conveyed to the Bettye C. Abernathy by Quitclaim Deed of record in instrument number 20041110-0135708, R.O.D.C.

The property address is 4487 Post Pl., Unit 121, Nashville, TN 37205.