Bill Garrett Davidson County
Batch# 62733 DEEDQC
02/27/2018 11:54:04 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180227-0018346

FROM: The Estate of Sherman Kinnard, Jr. TO: Carl Dean Kinnard

EXECUTRIX'S QUITCLAIM DEED

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND LARRY H. HAGAR, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

THIS INSTRUMENT WAS PREPARED BY:

LARRY H. HAGAR, ESQ.
UNDERHILL, NIEWOLD, HAGAR,UNDERHILL & EVANS
219 2nd Ave., N., Ste. 100
Market Street Building, First Floor
Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One dollar and zero cents $-1.00-

Carol Dean Kinnard
AFFIANT

Sworn to and subscribed before me this the 8 day of Feb., 2018

NOTARY PUBLIC

May 2, 2020
My Commission Expires

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Carol Dean Kinnard 1230 Old Dickerson Road Goodlettsville, TN 37072	Same	Map 33, Parcel 71

KNOW ALL MEN BY THESE PRESENTS that **Carol Dean Kinnard**, the Personal Representative of the **Estate of Sherman M. Kinnard, Jr.**, for and in consideration of the sum of **One Dollar and 00/100 cents ($1.00)**, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, and in connection with the distribution and closing of the **Estate of Sherman M. Kinnard, Jr.**, the Decedent's Will having been duly admitted to Probate in Davidson County, Tennessee, on November 30, 2017, under Docket No. **17P-1932**, have bargained and sold and hereby remise, release and forever

quitclaim to **Carol Dean Kinnard**, her heirs and assigns, the following described tract or parcel of land, to wit:

Beginning in the center of Old Dickerson Pike, a corner to J. L. Frank property; thence North 88 degrees 18' East 242 feet to a hackberry; thence South 29 degrees 15' East 288 feet to a stone and iron pipe; thence North 88 degrees 24' West 475 feet to the center of the Old Dickerson Pike; thence North 21 degrees 04' East with the center of Old Dickerson Pike 286.4 feet to the point of beginning, containing 2.05 acres, by survey made by H. R. Fawlkes, August, 1947.

Being the same land conveyed by "Installment Deed" as one-half (1/2) interest to Sherman M. Kinnard, Sr., and wife, Gracie L. Kinnard, and one-half (1/2) interest to Sherman H. Kinnard, Jr. and wife, Geraldine Kinnard, by Deed dated the 22nd day of September, 1958, of record in the Register's Office of Davidson County, Tennessee, in Deed Book, Volume 91, at page 395, on October 20, 1958.

Being the same property conveyed by Warranty Deed from Sherman M. Kinnard, Sr., and wife, Gracie Kinnard, their one-half (1/2) undivided interest, to Sherman M. Kinnard, Jr. and wife, Geraldine Kinnard, of record in Book 4326, page 102, on April 16. 1969. The said Geraldine Kinnard having passed away February 1, 1985.

This property is conveyed to Carol Dean Kinnard, by the Last Will and Testament of Sherman Kinnard, Jr., filed in the Probate Court for Davidson County, Tennessee, **Docket No. 17P-1932**.

This is improved property known as: Route 3, Goodlettsville, Tennessee, but is now called 1230 Old Dickerson Road, Goodlettsville, Tennessee 37072.

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

IN WITNESS WHEREOF, I have hereunto set my hand on this the 8 day of Feb., 2018.

Carol Dean Kinnard

CAROL DEAN KINNARD, Executrix of the Estate of Sherman Kinnard, Jr., Deceased

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, CAROL DEAN KINNARD, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, on this 8th day of Feb., 2018.

NOTARY PUBLIC

My Commission Expires: May 2, 2020