Bill Garrett Davidson County
Batch# 86727 DEEDWARR
05/01/2018 09:18:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180501-0040857

This Instrument Prepared By:
Travenia A. Holden
Holden Law Office
1037 West Main Street, Suite C
Lebanon, TN 37087

This document is exempt from privilege tax pursuant to T.C.A. §67-4-409(a)(3)(D) (Executor's deed to implement a testamentary devise by the decedent).

EXECUTOR'S DEED

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP- PARCEL NO.
Nona M. Lindsay 113 Larkyn Drive Lincolnton, NC 28092	Nona M. Lindsay 113 Larkyn Drive Lincolnton, NC 28092	081-07-0/558.00

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

The Last Will and Testament of Henry E. Lindsay, Jr. authorizes the undersigned Delphia M. Lindsay, Executrix for the Estate of Henry E. Lindsay, Jr., to transfer and convey real property located at 1706 Simpkins Street, Nashville, Tennessee owned by decedent Henry E. Lindsay, Jr., at his death to Nona M. Lindsay. At his death on August 19, 2015, Henry E. Lindsay, Jr., owned a fee simple interest in real property at 1706 Simpkins Street, Nashville, Davidson County, Tennessee 37208. The Last Will and Testament of Henry E. Lindsay, Jr., was admitted to Probate on October 30, 2015 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

In consideration of the sum of zero ($0) dollars and in accordance with the Last Will and Testament of Henry E. Lindsay, Jr., dated May 7, 2015, I, Delphia M. Lindsay, Executrix, do hereby transfer, convey and quitclaim to Nona M. Lindsay, as beneficiary, and to her successors and assigns, if any, all right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, more fully described below:

Being part of Lot No. 15 on the Plan of the Nichol Property of record in Book 31, page 603, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 15 fronts 50 feet on the northerly side of Simpkins Avenue, formerly "E" Street, and runs back between lines 150 feet to an alley.

Being part of the same property conveyed to Porter Hyde and Bettie Goodson by deed from E.V. Dench, Jr. and wife, Jacquelyn Dench and Robert Vernon Ransom, of record in Book 4087, page 368, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Henry E. Lindsay, Jr., by Warranty Deed from Porter Hyde and Bettie Goodson, of record in Book 5708, Pages 970-972, Registers Office for Davidson County, Tennessee.

WITNESS my hand this 14th day of March, 2018.

Delphia M. Lindsay
DELPHIA M. LINDSAY, Executrix

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Delphia M. Lindsay, Executrix, the within named 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.

My Commission Expires: 1-13-2021

Candie Lee
NOTARY PUBLIC

CANDIE LEE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $00.00.

Affiant

SWORN TO and subscribed before me, this 26th day of April, 2018.

Notary Public

My Commission Expires:

Margaret A. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-25-2019