Karen Johnson Davidson County
Batch# 216164 DEEDQC
04/10/2019 10:59:48 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20190410-0032653

EXECUTOR'S QUITCLAIM DEED

FROM: **PAUL ROBERTSON, Executor**

TO: **MARY LOU WILLIAMS, Individually**

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP-PARCEL NO.**
Mary Lou Williams **2708 Meharry Blvd.** **Nashville, TN 37211**	**Same**	**92-02-133** **Field Book #** 11W-01985

THIS INSTRUMENT WAS PREPARED BY

Ronald K. Nevin, ATTORNEY
404 James Robertson Parkway
1850 Parkway Towers
Nashville, Tennessee 37219
(615) 244-7708

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00.

Mary Lou Williams
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th DAY OF April, 2019.

NOTARY PUBLIC

My Commission Expires: 2-28-23

COUNTY OF ROBERTSON CARMON B. PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC

Evelyn Reddick Gaines died on January 29, 2017. Said Estate was probated on March 22, 2017 by the Seventh Circuit Court of Davidson County, Tennessee, Probate No. 17P-350. This property owned by Evelyn Reddick Gaines, passed under the Last Will and Testament to Mary Lou Williams. The Executor by signing this deed releases any right the Executor has to recover this property in the event of the subsequent insolvency of this estate.

In accordance with the laws of Tennessee, Paul Robertson, Executor, quitclaims to Mary Lou Williams, all right, title and interest in the following described real estate situated in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 11 in O.H. Menees Subdivision of Lots Nos. 32, 33 & 34 in Boyd McNairy's Plan; a Plan of said subdivision being recorded in said County in Book 57, page 89, to which plan reference is made.

SAID Lot No. 11 fronts 50 feet on the North side of Heffernan Street, and runs back between parallel lines 170 feet to an alley.

Being the same property re-conveyed to create a fee simple in Evelyn Gaines, from Robert Greene, Trustee by quitclaim deed of record in Book 11499, Page 290, register's Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION AS IN PREVIOUS DEED OF RECORD.

This is improved property known as 2708 Meharry Blvd., Nashville, TN 37208.

This transfer is by Quitclaim and I make no warranties as to the title.

Witness my hand this 2nd day of April, 2019.

Estate of Evelyn Reddick Gaines By:

Paul Robertson

Paul Robertson, Executor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 2nd day of April, 2019, before me personally appeared Paul Robertson, to me known or proved to me on the basis of satisfactory evidence to be the person or persons described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Witness my hand and notarial seal.

Robert Greene

NOTARY PUBLIC

ROBERT GREENE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

My Commission Expires: 11/8/21

Copy

LAST WILL AND TESTAMENT

of

EVELYN REDDICK GAINES

FILED
2017 MAR -1 PM 3:17
RICHARD R. ROOKER, CLERK

I, Evelyn Reddick Gaines , a citizen and resident of Davidson County, Tennessee being of sound mind and disposing memory and recognizing the uncertainty of this mortal life, do make, publish and declare this instrument to be my Last Will and Testament, hereby revoking any and all Wills and Codicils by or for me heretofore made.

FIRST: I hereby direct my executor hereinafter named, after first providing for the payment of debts and costs of administration, to settle my estate as early as possible under laws of the State of Tennessee, or any other state of which I may be a resident at the date of my death. I direct my Executor to pay all estate, inheritance, transfer, succession and other death taxes, debts and other claims and charge the same generally as an expense of administration without attempting in any way to prorate any taxes or debt against any beneficiary named herein. My executor shall have the power to sell all my property without the consent of court or any beneficiary.

SECOND: I hereby give, devise and bequeath to my devoted friend, Mary Lou Virlyn Williams in fee simple absolute, my house and lot located at 2708 Meharry Blvd, Nashville, Tennessee. In the event she does not survive me I give, devise and bequeath my house to First Baptist Church, Capitol Hill, Nashville, Tennessee.

THIRD: All the rest, residue, and remainder of the property which I may own at the time of my death, real, personal and mixed tangible and intangible, of whatsoever nature and where so ever situated, including all property which I may acquire or become entitled to after the execution of this Will, I give, devise and bequeath to First Baptist Church, Capitol Hill.

Evelyn Reddick Gaines

Evelyn Reddick Gaines

FOURTH: I nominate and appoint my trusted church member, Paul Robertson of Hermitage, County of Davidson, State of Tennessee the Executor of this my Will, to serve without bond, inventory and the requirement of accounting. If he does not survive me or is he does not qualify as such Executor, I appoint Paul Luter the Executor of this Will, the requirements of bond, inventory and accounting being waived for him as well.

IN WITNESS WHEREOF, I, Evelyn Reddick Gaines the Testatrix do hereby publish and declare this to be my Last Will and Testament on this the 19th day of December 2011.

Evelyn Reddick Gaines
TESTATRIX

The foregoing instrument consisting of this and the preceding page has been subscribed, sealed, published and declared by **Evelyn Reddick Gaines** as and for her Last Will and Testament in our presence and in the presence of each of us, and at the same time at her request and in her presence and in the presence of each other we have hereunto subscribed our names as attesting witnesses.

WITNESS: Edwin Boyd

ADDRESS: 3212 Rainwood Dr
Nashville, TN

WITNESS: C Newbo

ADDRESS: 3185 Lauren Evelyn Way
Nashville, TN 37207

Evelyn Reddick Gaines
Evelyn Reddick Gaines

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

AFFIDAVIT

We, Edwin Barfay and Cassandra Newborne, on oath state:

We are the subscribing witnesses to the attached written instrument dated this 14th day of December 2011, which purports to be the Last Will of **Evelyn Reddick Gaines.** On this date **Evelyn Reddick Gaines,** Testatrix, in our presence, declared this instrument to be her Last Will and Testament, signed the instrument in our presence, and requested that we attest to her execution thereof; whereupon in the presence of the said Testatrix and of each other, each of us signed our respective names as attesting witnesses. At the time of the execution of the instrument the said Testatrix was over the age of eighteen years and appeared to be sound mind.

This Affidavit is made and signed at the request of **Evelyn Reddick Gaines** testatrix.

Dated this the 14th day of December 2011.

ROBERT GREENE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 6, 2014

Edwin Barfay
AFFIANT

C Newborne
AFFIANT

Subscribed and sworn to before me on this 14th day of December 2011.

NOTARY PUBLIC

My Commission Expires: 1-6-14