Karen Johnson Davidson County
Batch# 412595 DEEDQC
06/10/2020 08:50:25 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200610-0059384

THIS INSTRUMENT PREPARED BY:	This transfer is exempt from real estate transfer tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(D).
Brian S. Shelton Carter Shelton Jones, PLLC 2021 Richard Jones, Suite 240 Nashville, Tennessee 37215	

Address of New Owner(s):	Send Tax Bills To:	Tax Map and Parcel Nos.:
Barbara Jean Haynes 219 Moss Trail Goodlettsville, TN 37072	-SAME-	01816017300 01816017400 01816017500

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Scott K. Haynes, Executor of the Estate of Joe Mann Haynes, deceased, (the "decedent"), who died on January 26, 2018, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the distribution of the estate of the decedent pursuant to the decedent's will that was duly admitted to probate in Davidson County, Tennessee, Seventh Circuit Probate Court Clerk's Office, Case No 18P-914, for said county, hereby releases, remises and quitclaims unto Barbara Jean Haynes (also known as Barbara N. Haynes), all of the right, title and interest of the decedent and the decedent's estate in and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

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

WITNESS my hand our hands this 29 day of May, 2020.

Scott K. Haynes

Scott K. Haynes, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Scott K. Haynes, Executor, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29 day of May, 2020.



Notary Public

My Commission Expires: 11/6/2021

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee as follows:

PARCEL NO. 1: Land in Davidson County, Tennessee, being situated on the west side of Main Street in Goodlettsville, in the 10th Civil District of said County, and beginning on the west margin of said Street at its intersection of the south line of an alley leading westwardly to Link Street, said point of beginning being the northeast corner of the lot conveyed to J. M. Smotherman and wife, by Allen Mathes and his mother, Mary Mathes, by deed dated September 10, 1926, and of record in Book 739, page 40, said Register's Office for Davidson County, Tennessee; thence with the westerly margin of said Street, southwardly 18 feet more or less to the wall of the said J. M. Smotherman's storehouse; thence with the same westwardly and continuing in the same direction parallel with the wall 77 feet more or less to an iron pin in the southerly margin of the first mentioned alley; thence with the same eastwardly 77 feet to the beginning. The alley mentioned above as being in the rear of said premises was formerly known as Link Street.

PARCEL NO. 2: Land in the 10th, formerly the 20th, Civil District of Davidson County, Tennessee, situated on the westerly side of Main Street in the Town of Goodlettsville, described as follows:

Beginning at a point in the westerly margin of said Main Street at the northeast corner of the property conveyed to J. L. Smiley by deed from Mrs. Mary Mathes, et al, as of record in Book 846, page 641, Register's Office for said County; thence with said Smiley's northerly line westerly 77 feet to the easterly margin of an alley; (OVER)

thence with the westerly margin of said alley northerly 67 feet 8 inches to the southwest corner of the property conveyed to J. W. Hitt by deed from J. M. Smotherman and wife, as of record in Book 785, page 130, said Register's Office; thence with said Hitt's southerly line easterly 77 feet to the westerly margin of said Main Street; thence with the southerly margin of said Main Street southerly 67 feet 8 inches to the beginning.

Being the same property conveyed to Joe M. Haynes and Barbara N. Haynes by James L. Smith and wife, Donna H. Smith, Book 5767, Pages 745-747, Register's Office of Davidson County, Tennessee.

Joe M. Haynes subsequently died on January 26, 2018 and devised his entire interest in the subject property to Barbara Jean Haynes (also known as Barbara N. Haynes) by Will admitted to probate in the Seventh Circuit Clerk's Office (Probate Division) on May 31, 2018, under Docket No. 18P-914.

This is improved property known as 138, 140 and 142 North Main Street, Goodlettsville, Tennessee 37072.