This instrument prepared by:
Lesa H. Skoney (based upon
information furnished by the parties)
Tune, Entrekin & White, P.C.
315 Deaderick, Suite 1700
Nashville, TN 37238
(No title search was performed)

Karen Johnson Davidson County
Batch# 461105 DEEDQC
08/20/2020 01:43:04 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20200820-0094172

NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL
Lee Anne Abernathy, Trustee Abernathy Family Trust 8098 Poplar Creek Road Nashville, TN 37221	Lee Anne Abernathy, Trustee Abernathy Family Trust 8098 Poplar Creek Road Nashville, TN 37221	Map 155-00-0 Parcel 155.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration, or value, whichever is greater for this transfer is zero (0)

X Lee Anne Abernathy
AFFIANT

Subscribed and sworn to before me this 11th day of August, 2020.

Patricia F. Skrivanek
NOTARY PUBLIC

My commission expires: 7-9-2022

PATRICIA F. SKRIVANEK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 9, 2022

EXECUTOR QUITCLAIM DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, and for the purpose of establishing record title in the Abernathy Family Trust, named as residuary beneficiary under the Last Will and Testament of James David Abernathy, Jr. deceased, I, **LEE ANNE ABERNATHY, AS EXECUTOR OF THE ESTATE OF JAMES DAVID ABERNATHY, JR.**, Grantor, do hereby transfer and convey unto **LEE ANNE ABERNATHY AS TRUSTEE OF THE ABERNATHY FAMILY TRUST**, Grantee, all of the right, title and interest of James David Abernathy, Jr., deceased, in and to certain property in Davidson County, Tennessee, described as follows:

Land in the 9th Civil District of Davidson County, Tennessee, being a part of Lot No. 6 on the Plan of the Joseph W. Newsom Lands, of record in Plat Book 1, page 25, Chancery Court at Nashville, together with a certain adjacent parcel, all being shown on a survey by G. Bary Greer, Surveyor, dated March 27, 1972, as Tract No. 11 and a 3.25 acre tract of the R. N. Hutton Estate, described together as follows:

Beginning at a point in the northerly margin of McCrory Lane, said point being the southwesterly corner of the Roseliee Hugh lands, as conveyed by deed of record in Book 1344, page 685, Register's Office of said County; thence with said margin northwestwardly and with a curve to the right, said curve having a radius of 542.96 feet, a distance of 558.98 feet to a point; thence continuing with said margin northwestwardly and with a curve to the right, said curve having a radius of 542.96 feet, 82.37 feet to a point; thence continuing with said margin north 10 degrees 29' 30" West 486.6 feet to a point; thence continuing with said margin north 79 degrees 30' 30" east 15 feet to an iron pin; thence with said margin north 10 degrees 29' 30" west 114 feet to a point; thence leaving said margin south 81 degrees 57' east 1402.1 feet to an iron pin; thence with an old woven wire fence south 4 degrees 47' West 627 feet to a 30" beech tree; thence north 79 degrees 59' west 402.1 feet to an existing angle iron; thence north 10 degrees 20' east 53 feet to an existing angle iron; thence north 79 degrees 40' west 40.05 feet to a point; thence south 10 degrees 20' west 53 feet to an angle iron; thence north 81 degrees 45' west 78 feet a beech tree; thence south 42 degrees 57' west 325.4 feet with an old wire fence to a point; thence south 57 degrees 14' west 101.2 feet to the point of beginning, containing 21.05 acres, more or less.

Being the same property conveyed to James David Abernathy, Jr. by Quitclaim Deed of Lee Anne Abernathy of record in Book 11659, page 321, Register's Office of Davidson County, Tennessee as to a 1/6 undivided interest and being the same property conveyed to James David Abernathy, Jr. by Quitclaim Deed of Erin C. Abernathy of record in Book 11253, Page 713, Register's Office of Davidson County, Tennessee as to a 1/6 interest. James David Abernathy, Jr. having since died leaving a Last Will and Testament of record under Case No. 20P304 in the Seventh Circuit Court for Davidson County, Tennessee, devising said property to Lee Anne Abernathy, as Trustee of the Abernathy Family Trust.

This is undeveloped land known as 0 McCrory Lane, Nashville, Tennessee.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 11th day of August, 2020.

ESTATE OF JAMES DAVID ABERNATHY, JR.

By: Lee Anne Abernathy
LEE ANNE ABERNATHY, Executor

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 **LEE ANNE ABERNATHY** the Executor for the Estate of James David Abernathy, Jr., 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.

WITNESS my hand, at office, this 11th day of August, 2020.

Patricia F. Skrivanek
Notary Public

My commission expires: 7-9-2022

