Karen Johnson Davidson County
Batch# 461105 DEEDQC
08/20/2020 01:43:04 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200820-0094174

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)

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 70-07 Parcel 64

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Lee Anne Abernathy
AFFIANT

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

Patricia F. Skrivanek
NOTARY PUBLIC

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

My commission expires: 7-9-2022

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 Davidson County, Tennessee, being the westerly two-thirds of a parcel of land described in a survey made by Hickerson-Miller Engineers Surveyors, dated August 22, 1957, as follows:

BEGINNING at a point in the northerly margin of West Trinity Lane at the southeast corner of a roadway dedication 40 feet wide as shown on said survey; thence with the easterly margin of said roadway north 9° 15' west 497 feet to an iron pin; thence south 87° 30' east 578.7 feet to a point; thence in a southerly direction 490 feet, more or less, to a point in the northerly margin of West Trinity Lane; thence along the northerly margin of said Lane westwardly 528.4 feet to the point of beginning.

Being the same property conveyed to James D. Abernathy and wife, Erin C. Abernathy, as tenants by entirety by Quitclaim Deed of James D. Abernathy and wife, Erin C. Abernathy, of record in Book 4974, Page 224. The said James D. Abernathy having since died, and thereafter the said Erin C. Abernathy having since died, leaving a Last Will and Testament of record in Instrument No. 20080409-0035860 and in the Seventh Circuit Court for Davidson County, Tennessee, Case No. 08P533, vesting said property in James David Abernathy, Jr., Mary Jane Abernathy Baird and Robert Webster Abernathy. The said James David Abernathy, Jr. having since died, leaving a Last Will and Testament of record in Case No. 20P304, Seventh Circuit Court of Davidson County, Tennessee, devising all of the right, title and interest of James David Abernathy, Jr., in his real property to Lee Anne Abernathy, as Trustee of the Abernathy Family Trust.

This is improved property known as 865 West Trinity Lane, Nashville, TN.

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

