THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203

This conveyance is tax exempt
pursuant to T.C.A. § 67-4-409(a)(3)(D).

Karen Johnson Davidson County
Batch# 487645 DEEDQC
10/01/2020 12:31:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201001-0113483

EXECUTOR'S DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Debbie Bennett Johnson 137 Two Mile Pike Goodlettsville, TN 37072	New Owner	026 01 0 067.00

I, **Debbie Bennett Johnson, Executor of the Estate of James C. Evans, a/k/a James Cady Evans,** deceased (Probate Court of Davidson County, Tennessee, Docket #20P-1149), as the Grantor herein, for and in consideration of the devises and bequests made by, and the duties and powers conferred upon the said Executor in the said Estate of James C. Evans, deceased, do hereby quitclaim, transfer, and convey to **Debbie Bennett Johnson,** all right, title, and interest in the following real estate located in Davidson County, Tennessee:

Being Lot Nos. 10 and 11, in Block "G" of Roscoe Place Subdivision as shown by plat of record in Book 843, Page 72, Register's Office for said County.

Said Lot Nos. 10 and 11 front together 100 feet on the westerly side of Two Mile Pike, formerly Goodlettsville Pike, and run back 150 feet to a dead line which measures79 feet thereon.

Being the same property conveyed to James Cady Evans by Quitclaim Deed from Ruth T. Doss Hooper, dated April 17, 2002 and recorded April 18, 2002 in Instrument No. 20020418-0048455, Register's Office for Davidson County, Tennessee. Said Quitclaim Deed reserved a life estate for Ruth T. Doss Hooper. Ruth T. Doss Hooper died on December 4, 2005 in Donelson, Davidson County, Tennessee, leaving James Cady Evans with all rights to the property as the sole owner in fee simple.

Being the same property conveyed to Martin F. Hooper and wife, Ruth T. Doss Hooper, by Warranty Deed dated October 22, 1979 and recorded October 25, 1979 in Book 6143, Page 632, Register's Office for Davidson County, Tennessee. The said Martin F. Hooper died on November 4, 2001, leaving Ruth T. Doss Hooper as the surviving tenant by the entirety and sole owner in fee simple.

This is improved property located at: **137 Two Mile Pike, Goodlettsville, Tennessee 37072.**

The address is believed to be accurate, but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such rights, interest, easements, limitation, restrictions, encumbrances and other matters as may affect the Property.

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and Midtown Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this the 1st day of October, 2020.

GRANTOR:

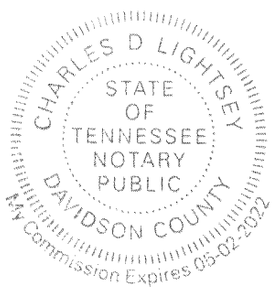
Estate of James C. Evans

By: Debbie Bennett Johnson
Debbie Bennett Johnson, Executor
of the Estate of James C. Evans,
deceased.

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 Debbie Bennet Johnson, Executor of the Estate of James C. Evans, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that as such Executor, she executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 1st day of October, 2020.



Notary Public
My Commission Expires: 5-2-22

True Copy Certification

I, Christopher M. Corriveau, 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, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM