Karen Johnson Davidson County
Batch# 688089 DEEDQC
07/30/2021 03:51:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210730-0103142

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JCG)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

EXECUTOR'S QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Owen Wilson Herndon 8632 McCrory Lane Nashville, TN 37221	Same	155 00 0 062.00 155 00 0 063.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, Owen Wilson Herndon, acting in his capacity as the Executor of the Estate of Mary Thomas Herndon ("Grantor") hereby quitclaims and conveys to Owen Wilson Herndon, his heirs and assigns, all of his interest as Executor in property in Davidson County Tennessee consisting of the following parcels as identified in the records of the Assessor of Property for Metropolitan Nashville and Davidson County, Tennessee:

Map & Parcel: 155 00 0 062.00 SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A
Prior Deed Reference: Warranty Deed of record at Book 4019, Page 114, Register's Office for Davidson County, Tennessee

Map & Parcel: 155 00 0 063.00 SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT B
Prior Deed Reference: Warranty Deed of record at Book 4866, Page 168, Register's Office for Davidson County, Tennessee

IN WITNESS WHEREOF, Grantor executed this instrument on this 20 day of ~~June~~ July 2021.

Owen Wilson Herndon
OWEN WILSON HERNDON, as the EXECUTOR OF THE ESTATE OF MARY THOMAS HERNDON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Owen Wilson Herndon, Executor, the within named bargainor. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 20 day of July, 2021.

Notary Public

My Commission Expires:

May 9 2023

LISA H. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 9 2023

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer is -$0-.

OWEN WILSON HERNDON

Subscribed and sworn to before me, this 20 day of July, 2021.

Notary Public

My Commission Expires:

May 9 2023

LISA H. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 9, 2023

EXHIBIT A

TRACT I

In the 9th, formerly the 14th Civil District of Davidson County, Tennessee, described as follows:
BEGINNING at a point in the southwest corner of the S. L. Mays property; thence west 65.32 poles, more or less, to a stake and pointers; thence north 124 poles, more or less, to the southerly line of the Campbell property; thence with Campbell's southerly line east 65.32 poles, more or less, to a stake, Mays' northwest corner; thence with Mays' westerly line south 124 poles, more or less, to the beginning, containing 50 acres, more or less.
BEING the same property conveyed to Lewis Herndon by Deed of Record at Book 1160, Page 414, R.O.D.C. and conveyed to Mary T. Herndon (as a tenant by the entireties with Lewis Herndon) by deed from Lewis Herndon as of record in Book 4019, page 114 Register's Office for Davidson County, Tennessee.

LESS AND EXCEPT that property conveyed by Deeds of record in Book 20100409-0026988 and Book 20100409-0026993, Register's Office for Davidson County, Tennessee.

TRACT II

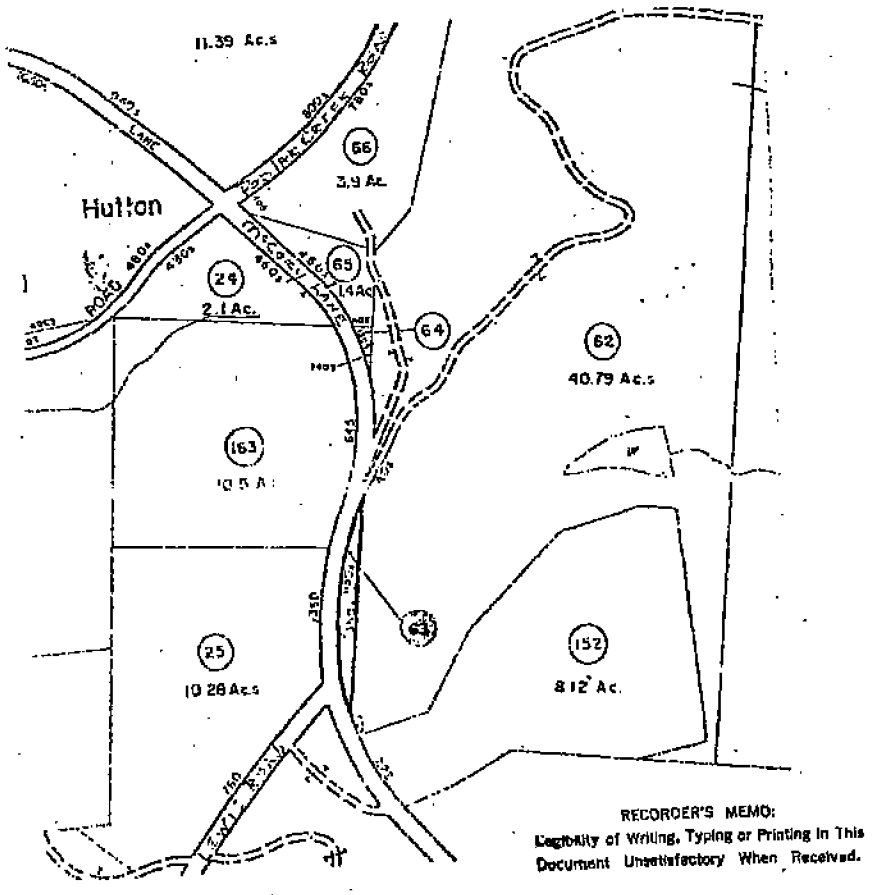
LAND located in Davidson County, Tennessee and described as follows:
BEGINNING at an ash (old corner) thence east 40 poles to a stake in Mrs. Tatum's line; thence north with same line 12 poles to a stone with beech and gum pointers; thence north 75 degrees west 30 poles to a stump in the forks of Beech and Poplar Creek roads; thence south 28 degrees west with Poplar Creek Road 22 poles to the beginning, and containing 3-1/2 acres more or less.
BEING the same property conveyed to Lewis Herndon by Deed of Record at Book 1160, Page 414, R.O.D.C. and conveyed to Mary T. Herndon (as a tenant by the entireties with Lewis Herndon) by deed from Lewis Herndon as of record in Book 4019, page 114 Register's Office for Davidson County, Tennessee.

LESS AND EXCEPT that property conveyed by Deeds of record in Book 20100409-0026988 and Book 20100409-0026993, Register's Office for Davidson County, Tennessee.

EXHIBIT B

A tract or parcel of land located in the 9th Civil District of Davidson County, Tennessee, more particularly described as follows: A small crescent shaped tract of land identified as Parcel 63 on Metropolitan Tax Assessor map 155 (photographic survey dated April, 1961), bounded on the east by property owned by grantees and on the west by McCrory Lane, the said side line being (according to said Map) 650' approximately and containing approximately .4 of an acre. Being part of property conveyed to Lewis H. Herndon and wife, Mary T. Herndon by deed from Robert E. Harwell, Jr., Jonathan McKelvey Harwell and First American National Bank, co-trustees under the will of Robert E. Harwell, deceased, as of record in Book 4866, page 168 Register's Office for Davidson County, Tennessee.

Photostatic copy of a portion of said Map 155 being here affixed to this deed:



31116240.1

Certificate of Authenticity

I, Lucretia Albert, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 20, 2021.

Date

Lucretia Albert

Affiant Signature

07/30/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of July, 2021.

Aubrey D. Burns

Notary's Signature

My Commission Expires: 09-06-2022

Date

Notary's Seal (if on paper)

AUBREY D. BURNS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

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