Karen Johnson Davidson County
Batch# 856235 DEEDQC
05/16/2022 03:35:51 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220516-0056243

THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III, Esq.
Watkins & McNeilly, PLLC
214 2nd Ave. North, Suite 300
Nashville, TN 37201-1638
(615) 255-2191

CO-EXECUTORS' QUITCLAIM DEED

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID NO.:
THOMAS C. PARSONS, JR., et al. 1204 Dempsey Dr. Nashville, TN 37217	SAME	12010003100

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE.

KEATHA P. LYONS

SUBSCRIBED AND SWORN to before me by KEATHA P. LYONS THIS 16 day of May, 2022.

Notary Public
My Commission Expires: Nov 6, 2024

CHAD R GARNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Whereas, Thomas C. Parsons owned certain real property in Davidson County, Tennessee;

Whereas, Thomas C. Parsons has died and devised said property to Keatha P. Lyons and Thomas C. Parsons, Jr., in his Last Will and Testament duly probated in the Seventh Circuit Court of Davidson County, Tennessee, Docket Number 21P-1196;

Whereas the parties wish to document this testamentary devise;

Now, therefore, we, KEATHA P. LYONS and THOMAS C. PARSONS, JR., CO-EXECUTORS OF THE ESTATE OF THOMAS C. PARSONS, ("GRANTORS"), hereby transfer, convey and quitclaim all of GRANTORS' right title and interest in certain property located in Davidson County, Tennessee described on Exhibit A attached hereto and incorporated herein by reference as follows:

(i) A one-half (1/2) undivided interest as tenant in common to THOMAS C. PARSONS, JR., his heirs and assigns; and

(ii) A one-half (1/2) undivided interest as tenant in common to KEATHA P. LYONS, her heirs and assigns.

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

WITNESS our hands this 16 day of MAY, 2022.

KEATHA P. LYONS, CO-EXECUTOR OF THE ESTATE OF THOMAS C. PARSONS

THOMAS C. PARSONS, JR., CO-EXECUTOR OF THE ESTATE OF THOMAS C. PARSONS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me personally appeared KEATHA P. LYONS and THOMAS C. PARSONS, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are the Co-Executors of the Estate of Thomas C. Parsons, and that they as such Co-Executors executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 16 day of May, 2022.

CHAD R GARNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: Nov 6, 2024

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 57 on the Map of Seven Oaks Subdivision, Section 4, as of record in Book 2133, page 105, Register's Office for Davidson County, Tennessee.

Said Lot No. 57 fronts 100 feet on the west side of Dempsey Place and runs back 255.5 feed on the north line and 217.3 feet on the south line to a dead line, which is a broken line measuring 229.8 feet thereon.

Being the same property conveyed to Thomas C. Parsons and wife Martha Long Parsons by deed of record in Book 2484, page 571, R.O.D.C. Martha Long Parsons predeceased Thomas C. Parsons and her interest vested in him.

The property address is 1204 Dempsey Dr., Nashville, TN 37217.