Karen Johnson Davidson County Batch# 933844 DEEDQC 10/26/2022 11:57:24 AM 4 pgs Fees: $22.00 Taxes: $0.00 20221026-0116016	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0- Affiants SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF October 2022 Notary Public MY COMMISSION EXPIRES: 3/3/2026 (AFFIX SEAL) JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR, NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sherry Renea Minton, and **Katelyn Mackenzie Minton**	**SAME**	**121-22.00**
(NAME) **2552 Pulley Road**	(NAME)	
(ADDRESS) **Nashville, TN 37214**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

EXECUTOR'S QUITCLAIM DEED WITH LIFE ESTATE CREATED

Charles L. Pulley, deceased, died on April 23, 2007, leaving behind his widow, **Evelyn L. Pully**, owner of this property by Tenants by the Entireties.

Evelyn L. Pulley, widowed, died on January 29th, 2021. **Sherry Renea Minton** was named as the Executrix in the Last Will and Testament of the late **Evelyn Louise Pulley. Sherry Renea Minton** was appointed Executrix of the **Estate of Evelyn Louise Pulley** on February 24, 2022, by order of the Circuit Court for Davidson County, Tennessee (Probate Division), Docket No. 21P-2215.

The Executrix is duly qualified. The Executrix, by signing this Deed, releases any right the Executrix may have to recover this property in the event of the subsequent insolvency of this Estate.

In accordance with the laws of the State of Tennessee, **Sherry Renea Minton**, acting as Executrix of the **Estate of Evelyn Louise Pulley**, quitclaims to **Sherry Renea Minton, an unmarried person and Katelyn Mackenzie Minton, an unmarried person, as joint tenants with right of survivorship**, all right, title and interest in and to the following described real estate in Davidson County, State of Tennessee, to-wit:

BEING two tracts or parcels of real estate and a part of a third tract or parcel of real estate located in the 3rd Civil District, Davidson County, Tennessee, consisting of 4.21 acres more or less.

TRACT NO. 1: Being 2 acres in the 3rd Civil District of Davidson County beginning in the center of Pulley Road S 85° E 138 feet; thence N 12 ¼ E 631.00 feet; N 85° W 138 feet; thence S 12 ¼° W 631 feet to the center of Pulley Road at beginning containing 2 acres more or less.

TRACT NO. 2: Being 2 acres of land in the 3rd Civil District of Davidson County, Tennessee, beginning at an iron pin on N.E. running N 85° W 138 feet to a corner of property of Isham Pulley (Tract No. 1); thence N 12° 30' E 634 feet to an old road way; thence S 85° E 138 feet to O. L. Waggoner property; thence S 12° 30' W 634 feet to the beginning corner.

BOTH tracts are the same property conveyed to H. Richardson and wife, Eddine Pulley Richardson from Isham Pulley and wife, as of record in Book 936, Page 162 and Book 1115, Page 344, respectively, Register's Office for Davidson County, Tennessee.

TRACT NO. 3: Being land in the 3rd, formerly the 2nd, Civil District of said County, described according to a survey made by George W. Watkins, Surveyor, November 29, 1949, as follows: BEGINNING at a point in the center of Pulley Road at the intersection of the center line of said Pulley Road and the eastern boundary line of the tract of land conveyed to H. Richardson; thence with the center of said Pulley Road, south 82° 30' east 212 feet to an iron pin; thence 11° 30' east 1,197 feet to an iron pin; thence north 43° west 135 feet to a point; thence south 87° 30' west 99 feet to a point in the eastern boundary line of said Richardson Property; thence with the eastern boundary line of said Richardson property south 11° 30' west 1267 feet to the beginning, containing 6 acres, more or less.

BEING the property conveyed to Hodge Richardson and wife, Eddine Pulley Richardson, from Thomas Hardy Dye and wife, Nannie P. Goodwin Dye, as of record in Book 1785, Page 139, Register's Office for Davidson, County, Tennessee.

INCLUDED in the above-described Tract No. 3 but excluded from said Tract No. 3 are the following two (2) parcels or tracts of real estate:

(a) LAND lying and being in the 3rd Civil District of Davidson County, Tennessee, and described according to an unrecorded survey made by L. C. Petty February 8, 1973, as follows, to wit: BEGINNING at a point in the northerly margin of Pulley Road, said point being the southeast corner of the herein described tract of land and the southwest corner of the property conveyed to Andrew Turbeville, et. ux, of record in Book 2701, Page 13, Register's Office for Davidson County, Tennessee: thence with the said Turbeville line north 13° 40' east 249.7 feet to a point; thence north 81° 00' west 175 feet to a point; thence south 13° 40' west 249.7 feet to a point in the northerly margin of Pulley Road; thence along the northerly margin of Pulley Road south 81° 00' east 175 feet to the point of beginning, and containing 1.0 acres more or less.

Being the property conveyed to Charles L. Pulley and wife, Evelyn L. Pulley, from Hodge Richardson and wife, Eddine Pulley Richardson, of record in Book 4685, Page 708, Register's Office for Davidson County, Tennessee.

(b) Land in the Old 3rd Civil District of Davidson County, Tennessee, being described according to a survey by R. L. Montoya-Land Surveying as follows:

BEGINNING at an old fence post, the northwest corner of Andrew H. Turbeville as recorded in Deed Book 2701, Page 13, Register's Office for Davidson County, Tennessee and Hodge Richardson's northeast corner as recorded in Deed Book 1785, Page 139; thence along Turbeville's west property line south 16° 30' 06" west 915.80 feet to an iron pin and fence corner, Charles L. Pulley's northeast corner as recorded in Deed Book 4685, Page 708; thence along Pulley's north property line north 78° 34' 08" west 209.23 feet to an iron pin; thence along

the west line of this described tract north 16° 41' 47" east 988.13 feet to an iron pin in the south line of Kodill properties as recorded in Deed Book 4965, Page 736; thence along Kodill properties south line south 80° 29' 01" east 103.62 feet to a large oak; thence south 40° 28' 24" east 121.90 feet to the point of beginning, containing 4.60 acres more or less.

BEING the property conveyed to Andrew H. Turbeville and wife, Betty Sue Turbeville, from Hodge Richardson and wife, Eddine Pulley Richardson, as of record in Book 5747, Page 160, Register's Office for Davidson County, Tennessee.

H. Richardson and Hodge Richardson being one and the same person and having predeceased Eddine Pulley Richardson on March 9, 1986.

TRACT No. 1, TRACT No. 2, and TRACT No. 3 being the same property conveyed to Charles Lawrence Pulley and wife, Evelyn Pulley, by Quitclaim Deed dated April 14, 1999, from Eddine Pulley Richardson, a widow, of record in Book 11434, page 755, Register's Office for Davidson County, Tennessee.

Evelyn Pulley, Evelyn L. Pulley and Evelyn Louise Pulley are one in the same person.

Charles L. Pulley and Charles Lawrence Pulley are one in the same person.

Said real estate is being conveyed subject to such limitations, restrictions, encumbrances, and recorded and unrecorded easements.

The above descriptions are the same as in the previous deeds of record.

EXPRESSLY RESERVING a Life Estate in the above described property unto **Jerry L. Pulley**, and his assigns. **Jerry L. Pulley** shall have full ownership, possession and use of the property, during the term of **Jerry L. Pulley's** natural life.

Upon the expiration of **Jerry L. Pulley's** natural life, the ownership, possession, and use of the above described property shall revert to **Sherry Renea Minton, unmarried and Katelyn Mackenzie Minton, unmarried, as joint tenants with right of survivorship**.

Unimproved ( )
This is improved (X) property, known as: ***2548 Pulley Road, Nashville, Tennessee 37214.***

Witness our hands this 25th day of October 2022.

Sherry Renea Minton

SHERRY RENEA MINTON,
EXECUTRIX OF THE ESTATE OF EVELYN LOUISE PULLEY

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 **SHERRY RENEA MINTON, EXECUTRIX** to me known (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 and official seal, this 25th day of October, **2022.**

My Commission Expires: 3/3/2026

Notary Public

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026