Karen Johnson Davidson County
Batch# 1144659 DEEDQC
06/07/2024 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $99.77
20240607-0042943

Prepared from information provided by the parties without opinion of title or survey
by Daniel L. Wischhof, Attorney, P. O. Box 681416, Franklin, Tennessee 37068

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PAR NOS.:**
Zachery G. Howell 235 So. Palmers Chapel Rd. Cottontown, Tennessee 37048	SAME	07400001300

QUITCLAIM DEED

For and in consideration of Ten Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, We, Donna Kay Howell, individually and as the Executrix of the Estate of Gwynn Dewitt Howell, and Micah Lindsay Howell, by these presents quitclaim unto Zachery G. Howell, Grantee, all of our right, title and interest in and to the following described tract or parcel of real property in Davidson County, Tennessee:

Beginning at a point on the westerly margin of Neely's Bend Road at the northeast corner of a tract of land conveyed to Juanita Howell by deed of record in Book 3849, Page 205; thence with the north line of same North 83 deg. 50' West, 405 feet to the northwest corner of said tract; thence with the west line same South 8 deg. 30' West, 170 feet more or less to a point; thence North 83 deg. 50' West, 426.4 feet more or less to the common rear corner of Tracts A and B on the plat of Tract Map of Howell property, nor of record; thence South 85 deg 30' East, with the common line of said tracts, which is also the common line extended westwardly of the 3 acre tract of land of Billy Hugh Howell, Jr., of record in Book 4734, Page 319, and the 3.22 acre tract of Gwynn D. Howell, of record in Book 5850, Page 835, a distance of 304 feet to Gwynn D. Howell's northwest corner; thence south 8 deg. 30' West, with Gwynn D. Howell's west line, 260 feet to his southwest corner, thence with his south line, South 83 deg. 50' East 540 feet to a point on the west margin of Neely's Bend Road; thence with the west margin of same South 8 deg. 30' West, 17.7 feet to the beginning, containing 3.56 acres.

Being the same property conveyed to Gwynn D. Howell by Special Warranty Deed from Juanita B. Howell and Gwynn D. Howell, Successor Co-Trustees of Trust B under the Will of William H. (Billy) Howell, Sr., of record as Instrument 20220804-0088763, Register's Office for Davidson County, Tennessee. Gwynn D. Howell, being the same person as Gwynn Dewitt Howell, since died testate, and by will directed that his real estate should not pass to his heirs, but be administered by the Estate. Said will was admitted to probate, and Donna Kay Howell appointed executor, by order entered 2/13/2024 by the Seventh Circuit Court for Davidson County, Tennessee, Case 24D-192. Micah Lindsay Howell and Zachery G. Howell, who are all of the children born to Gwynn Dewitt Howell during his life, and Donna Kay Howell, his surviving spouse and the executor of his Will, are all of the heirs of Gwynn Dewitt Howell and all of the beneficiaries of his real property under his said Will.

This conveyance is subject to a Deed of Trust of record as Instrument 20220804-0088764, said Register's Office.

This property is not the residence of any Grantor, his/her spouse or dependent.

This is improved property known as 2136 Neelys Bend Road, Madison, Tennessee, 37115.

Witness my/our signatures on dates as indicated:

Donna Kay Howell, Individually and as Executor of the Estate of Gwynn Dewitt Howell

Micah Lindsay Howell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named Donna Kay Howell, the bargainor, with whom I am personally acquainted, and executed the within instrument for the purposes therein contained as his/her/their free act and deed.

Witness my hand and seal this date: 5/23/2024.

7/16/2026
Commission Expires

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named Micah Lindsay Howell, the bargainor, with whom I am personally acquainted, and executed the within instrument for the purposes therein contained as his/her/their free act and deed.

Witness my hand and seal this date: 5/28/2024

7/16/2026
Commission Expires

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for, or value of, this transfer, whichever is greater, is $26,965.60.

Affiant

Sworn to and subscribed before me this date: 5-28-2024.

7/16/2026
Commission Expires

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

202406070042943

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 28TH day of MAY, 2024.

Date: June 6, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 6TH day of JUNE, 2024.

My commission expires 7/9/2024.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY