Karen Johnson
Batch # 1148481
06/18/2024 01:06:50 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240618-0045860

**This instrument prepared by:**
W. Edward Porter IV, Attorney at Law
121 East Cedar Street
Goodlettsville, Tennessee 37072

THIS INSTRUMENT DOES NOT CONSTITUTE A WARRANTY OF TITLE, COVENANTS, DESCRIPTIONS OR ANY OTHER INFORMATION CONTAINED HEREIN.

Grantee(s): Terry Morris, Shawna Timmons, Kayla Morris
Send tax notice to: 5110 Drakes Branch Road, Nashville, TN 37218
Map 48 Parcel Number: 70

## EXECUTOR'S DEED

In order to provide muniment of title and for other valuable consideration received, the receipt of which is hereby acknowledged, I, Terry Morris, Executor for the estate of Debora Eubank, Davidson County Probate Court Docket Number 21P1671, pursuant to LETTERS TESTAMENTARY, issued on January 26, 2022 and recorded in THE OFFICE OF THE PROBATE COURT in Davidson County, and in order to carry out the Last Will and Testament of Debora Eubank, for and on behalf of the Estate, for the purpose of serving as a muniment of title and further evidencing the divestiture of title in and to the premises hereinafter described from the aforesaid Estate, or any person or entity claiming by, under, or through the title of Debora Eubank do hereby devise, release, grant, bargain, sell, convey and forever quitclaim to Terry Morris, Shawna Timmons and Kayla Morris and their heirs and assigns forever, to hold as joint tenants the real property located in Davidson County, Tennessee, to wit:

Land in the Metropolitan Nashville-Davidson County, Tennessee, described according to an unrecorded survey by Howard George and Associates, Surveyor License No. 872, dated March 16, 1990, Project No. 90009, as follows:

BEGINNING at a railroad spike set in the center of Drakes Branch Roach North 23 deg. 46 min. 50 sec. West 206.76 feet from an iron pipe at the northwest corner of H.C. McCool; thence with the center of said Road, the next two calls; North 23 deg. 46 min. 50 sec. West 61.85 feet to an iron pipe found; North 14 deg. 10 min. 20 sec. West 303.26 feet to an iron pipe found; thence South 89 deg. 07 min. 00 sec. East 1161.87 feet to an iron pin set; thence South 2 deg. 49 min. 20 sec. West passing an iron pin found at the northwest corner of Winston Estates, Section II, at 80.78 feet, a total distance of 182.37 feet to an iron pin set; thence South 85 deg. 41 min. 45 sec. West 879.04 feet to an iron pin set; thence South 64 deg. 27 min. 25 sec. West 196.17 feet to the beginning, containing 6.16 acres more or less.

Being the same property conveyed by Hershel A. Morris and Wife, Ruby Mae Morris to Debbie Diane Burgess by deed of record in Book 8112 page 595, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Debora D. Eubank aka Debbie Diane Burgess to Debora D. Eubank and David H. Eubank on April 4, 2007, Register's Office for Davidson County, Tennessee.*

This improved property known as 5110 Drakes Branch Road, Nashville, TN 37218.

* 2007 0404 - 0040510

David H. Eubank is now deceased

WITNESS my hand on this 21 day of September, 2023

Estate of Debora Eubank, Deceased
Docket No. 21P1671
Davidson County
Probate Court

BY: Terry Morris
Terry Morris, Executor

KYLIE SHOWALTER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

*STATE OF TENNESSEE*
*COUNTY OF* Cheatham

On this 21 day of September 2023 before me, Terry Morris, Notary Public at Large in and for The State of Tennessee, personally appeared Terry Morris with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument as his free act and deed and for the purposes therein contained.

My Commission Expires 9-17-2027

Kylie Showalter
Notary Public at Large

**OATH OF ACTUAL CONSIDERATION PURSUANT TO T.C.A. 67-4-409(a)(4)**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, hereby offering this instrument for recording within the meaning of the statutes of the State of Tennessee, under Tennessee Code Annotated Section 67-4-409(a)(4), hereby swear or affirm that the actual consideration for this transfer is $-0-.

Affiant

Sworn to and subscribed before me this ____ day of _____, 20___.

My Commission Expires_____.

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
**The actual consideration or true value, whichever is greater for this transfer is**
**$** 0
Terry Morris, **Affiant**
**Subscribed and sworn before me this the**
18 **Day of** June, **20** 24.
Brandi Wes, **Deputy Register**