CONSIDERATION CERTIFICATE

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration for this transaction is $0.00 and other good and valuable consideration.

Katherine D Abernathy
Affiant

Subscribed and sworn to before me this the 23rd day of September, 2024.

Nicole C Bess
Notary Public

My Commission Expires: 09/08/2025

This instrument prepared by:

Tune, Entrekin & White, P.C. (TCW)
500 11th Ave., N., Suite 600
Nashville, TN 37203

(*No title search performed.)

Karen Johnson Davidson County
Batch # 1185395 DEEDQC
09/24/2024 01:58:37 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240924-0074080

NICOLE C. BESS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

EXECUTOR QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	PARCEL NOS.
Katherine D. Abernathy 6647 Clearbrook Drive Nashville TN 37205	[SAME]	07007006400 07008000100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and for the purpose of establishing record title of a devise under the Last Will and Testament of **Robert W. Abernathy**, deceased, I, **Katherine D. Abernathy**, as Executor of the Estate of Robert W. Abernathy ("Grantor"), do hereby transfer, quitclaim, and convey unto **Katherine D. Abernathy** ("Grantee"), her heirs, successors, and assigns, all of the right, title and interest of Robert W. Abernathy, deceased, in and to certain property in Davidson County, Tennessee (the "Property"), described as follows:

Tract I:

Land in Davidson County, Tennessee, being the Easterly one-third of a parcel of land described in a survey made by Hickerson-Miller Engineers Surveyors, dated August 22, 1957, as follows:

Beginning at a point in the Northerly margin of West Trinity Lane 528.4 feet East of the Southeast terminus of a roadway dedication 40 feet wide as shown on said survey; thence Easterly along the Northerly margin of said lane 264.2 feet to an iron pin in the center line of a roadway dedication as shown on said survey; thence with the center line of said roadway North 0° 15' West 485 feet to an iron pin, thence North 87° 30' West 289.3 feet to a point; thence in a Southerly direction 490 feet more or less to a point in the Northerly margin of West Trinity Lane, being the point of the beginning.

Tract II:

Land in Davidson County, Tennessee, being the Westerly two-thirds of a parcel of land described in a survey made by Hickerson-Miller Engineers Surveyors, dated August 22, 1957, as follows:

Beginning at a point in the Northerly margin of West Trinity Lane at the Southeast comer of a roadway dedication 40 feet wide as shown on said survey; thence with the Easterly margin of said roadway North 9° 15' West 497 feet to an iron pin; thence South 87° 30' East 578.7 feet to a point; thence in a Southerly direction 490 feet, more or less, to a point in the Northerly margin of West Trinity Lane; thence along the Northerly margin of said Lane Westwardly 528.4 feet to the Point of Beginning.

As to Tract I and Tract II, being the same property conveyed to:

Lee Anne Abernathy as Trustee of the Abernathy Family Trust (as to a 1/3 interest, by virtue of Executor Quitclaim Deed from Lee Anne Abernathy, as Executor of the Estate of James David Abernathy, Jr., dated August 11, 2020, recorded August 20, 2020, in Instrument Number 20200820-0094174, Register's Office for Davidson County, Tennessee).

Mary Jane Abernathy Baird and Robert Webster Abernathy (as to a 1/3 interest each, by virtue of Last Will and Testament of Erin C. Abernathy, dated August 3, 2004, recorded January 17, 2008, in Instrument Number 20080409-0035860, Register's Office for Davidson County, Tennessee).

It is understood by Grantor and Grantee that this conveyance is subject to taxes and assessments for the year 2024 and subsequent years, not yet due and payable, and subject to easements, rights of way for public utilities, restrictive covenants and conditions, and other matters of record, as well as all applicable zoning and building regulations.

[*Notarized Signature on Next Page*]

IN WITNESS WHEREOF, the Grantor has caused this Executor Quitclaim Deed to be executed as of the date set forth below.

GRANTOR:

Estate of Robert W. Abernathy

By: Katherine D. Abernathy

Katherine D. Abernathy, Executor

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 **Katherine D. Abernathy**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the **Executor** of the **Estate of Robert W. Abernathy** (the "Estate"), the bargainor, and that she as such Executor, being so authorized, executed the within instrument for the purposes therein contained by signing the name of the Estate by herself as such Executor.

Witness the 23rd day of September, 2025.

Nicole C Bess

Notary Public

My Commission Expires: 09/08/2025

NICOLE C. BESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025