Davidson County DEEDQC
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This Instrument Prepared By:
D. Jefferson Herring, Attorney
Suite 200, The Pilcher Building
144 Second Avenue North
Nashville, TN 37201

# EXECUTOR'S QUITCLAIM DEED

| | |
|---|---|
| **Grantor:** **Estate of Bradford K. Sheridan, Deceased** | |
| **Grantee:** **William F. Sheridan III** | |
| **County:** **Davidson** | |
| **Name and Address of New Owner:** | **Send Tax Bills To: Same** |
| William F. Sheridan III<br>1815 Castleman Drive<br>Nashville, TN 37215 | **Map and Parcel No. (s):**<br>13107005600 |

## AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is -0-.

William F. Sheridan III
Affiant

Subscribed and sworn to before me, this 27TH day of July, 2007.

Notary Public
My commission expires September 22, 2007. *seal*

D. JEFFERSON HERRING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS EXECUTOR'S QUITCLAIM DEED** is executed on this 9TH day July, 2007, by Sarah S. Wood and James K. Sheridan (the "Executors"), who are the Executors of the **Estate of Bradford K. Sheridan, Deceased** ("Grantor").

## R E C I T A L S:

**WHEREAS**, Bradford K. Sheridan (the "Decedent") died on January 2, 2003;

**WHEREAS**, at the time of her death, the Decedent, who was unmarried, owned the real property described in Exhibit A attached hereto (the "Property");

**WHEREAS**, the Executors are the duly qualified personal representatives of the Estate of Bradford K. Sheridan, Deceased, which estate was opened on the 22nd day

of January, 2003, in the Seventh Circuit Court of Davidson County, Tennessee, at which time the Decedent's last will (the "Decedent's Will") was admitted to probate, Case No. 03P108, and is lodged with the Clerk of the Court as Instrument No. 5027/999038;

**WHEREAS**, Section 10.2 of Article X of the Decedent's Will provides that real estate is a part of the Decedent's probate estate to be administered by the Executor as personalty;

**WHEREAS**, Section 4.3 of Article IV of the Decedent's Will names the Decedent's children as residuary distributees of the Decedent's estate; and

**WHEREAS**, the debts and taxes imposed upon the Decedent's estate (including death taxes) and the expenses of administration have been either paid or adequate provision therefor made by Grantor.

**NOW, THEREFORE, IN CONSIDERATION** of the premises, and for $10.00 and for other good and valuable consideration, the receipt of which is hereby acknowledged, Grantor does hereby quitclaim and convey unto **William F. Sheridan III**, the grantee hereunder ("Grantee"), all of Grantor's right, title and interest in and to the Property. The Property is conveyed to Grantee subject to such limitations, restrictions and encumbrances as may affect the Property including those listed on Exhibit A.

**IN WITNESS WHEREOF**, this Executor's Quitclaim Deed has been executed on the day and year first above written by the duly appointed Executors of the Estate of Bradford K. Sheridan, Deceased.

Sarah S. Wood Executor

Sarah S. Wood
Executor of Estate of
Bradford K. Sheridan, Deceased

James K. Sheridan executor

James K. Sheridan
Executor of Estate of
Bradford K. Sheridan, Deceased

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared **James K. Sheridan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Personal Representative of the **Estate of Bradford K. Sheridan, Deceased**, the within named bargainor, and that he as such Personal Representative executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 12TH day of July, 2007.

Notary Public

My Commission Expires September 22, 2007.

D. JEFFERSON HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared **Sarah S. Wood,** 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 Personal Representative of the **Estate of Bradford K. Sheridan, Deceased**, the within named bargainor, and that she as such Personal Representative executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 9TH day of July, 2007.

Notary Public

My Commission Expires September 22, 2007.

D. JEFFERSON HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

## EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 15 on the Map of Part I of Hunt Terrace, of record in Book 1130, page 53, Register's Office for said County.

Said Lot No. 15 fronts 165 feet on the southerly side of Castleman Drive and runs back between lines 100 feet on the southwesterly side line and 180 feet on the easterly side to a line at the rear measuring 140 feet thereon.

**Being** the same property conveyed to Dr. William F. Sheridan, Jr. and wife, Bradford K. Sheridan, from William F. Sheridan III by deed of record in Book 6940, page 326, Register's Office for Davidson County, Tennessee. **And being** the same property conveyed to Bradford K. Sheridan from her husband, William F. Sheridan, Jr., by deed of record in Book 11351, Page 981, said Register's Office. Dr. William F. Sheridan, Jr. and William F. Sheridan, Jr., are one and the same person.

This is improved property known as 1813-1815 Castleman Drive, Nashville, Tennessee. The legal description above was taken from the deed by which the Property was conveyed to the grantor. The real estate was not surveyed at the time of this conveyance.

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