Davidson County DEEDQC
Recvd: 09/04/08 08:42 3 pg
Fees:17.00 Taxes:0.00
20080904-0090530

Dolores Moulton, Register
Cheatham County Tennessee
Rec #: 152937
Rec'd: 15.00
State: 7.77
Clerk: 1.00
EDP: 2.00
Total: 25.77
Instrument #: 111303
Recorded
9/25/2008 at 1:29 PM
in Record Book
297
Pgs 418-420

THIS INSTRUMENT WAS PREPARED BY:

Eric K. Lockert
Lockert Law Firm, PLLC
A Professional Limited Liability Company
105 Sycamore Street
Ashland City, Tennessee 37015
Office: (615) 792-4333
Facsimile: (615) 792-4334
Email: Lockertlawyers@bellsouth.net

ADDRESS NEW OWNER(S):

RENEE MENDOZA, SONYA SULLIVAN, and KIMBERLY JACKSON
C/O HILDA BRACEY
2585 BEARWALLOW ROAD
ASHLAND CITY, TENNESSEE 37015

DAVIDSON COUNTY
MAP: 20
PARCEL: P/O 8

SEND TAX BILLS TO:

JEFFREY BRACEY
6673 OLD CLARKSVILLE PIKE
JOELTON, TENNESSEE 37080

CHEATHAM COUNTY
MAP: 39
PARCEL: P/O 117.00

EXECUTOR'S QUITCLAIM DEED

HARLEN INLOW BRACEY, also known as Harlan Abey Bracey, died on March 1, 2007, leaving a will dated December 1, 2004. The will was admitted to probate on April 19, 2007 in the Chancery Court, Probate Division for Cheatham County, Tennessee, Docket Number P-1663. The Executor, **GREG GRIMES,** has been duly qualified. All debts of the decedent have been paid and the Tennessee TENNCARE release has been received. The Executor by signing this deed releases any right the Executor has to recover this property in the event of the subsequent insolvency of this estate. In accordance with the provisions of the will of **HARLEN INLOW BRACEY,** of which a certified copy is filed herein as recorded in Record Book: 297, Page: 414 in the Register's Office of Cheatham County Tennessee, **GREG GRIMES, EXECUTOR,** has all the right and capacity to transfer the below described property to the rightful heirs of **HARLEN INLOW BRACEY.**

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a conveyance and satisfying issues of the last will and testament of **HARLEN INLOW BRACEY**, for the **ESTATE OF HARLEN INLOW BRACEY**, I, **GREG GRIMES, as EXECUTOR of the ESTATE OF HARLEN INLOW BRACEY**, by these presents do hereby **CONVEY, TRANSFER, REMISE, RELEASE, RELINQUISH, and QUITCLAIM** unto **RENEE MENDOZA, KIMBERLY JACKSON, and SONYA SULLIVAN,** as tenants in common, their heirs and assigns, a **1/7th** interest in the following described tract or parcel of land in the 2nd Civil District of Cheatham County, State of Tennessee, and in the 14th Civil District of Davidson County, State of Tennessee, described as follows:

> **BEGINNING** at a point in the south line of Beuna Bracy Harper's 115 acre home tract, and the northeast corner of Beuna Bracy Harper's 58.80 acre tract, being tract No. 2 of the Floto Land; thence, S. 88° E. 480.3 feet, to the southwest corner of Martin Bracy heirs 110 acre home tract, continuing S. 88° E. 968 feet, to the southeast corner of Martin Bracy heirs 110 acre home tract and continuing S. 88° E. 535 feet to a point in Draper south line; thence, with the meanders of Ade branch S. 2° W. 278 feet; thence, S. 46° W. 150.6 feet; thence, S. 71° W. 213 feet; thence, S. 23° 45' e. 259 feet; thence, S. 2° W. 275.5 feet; thence, S. 10° 30' W. 209 feet; thence, S. 22° E. 130.9 feet; thence, S. 85° 35' W. 62.6 feet; thence S. 12° 30' W. 69.7 feet; thence, S. 52° 30' W. 172.6 feet; thence, S. 38° 15' E. 280.1 feet; thence, S. 62° 30' W. 139 feet; thence, S. 66° E. 102.2 feet; thence, N. 29° 26' W. 194.2 feet; thence, N. 65° 30' W. 319.1 feet; thence, N. 62° 29' W. 281.4 feet; thence, N. 45° 25' W. 395.4 feet; thence, N. 28° 44' W. 223.1 feet; thence, N. 10° 35' W. 342.4 feet; thence, N. 11° 45' W. 161.2 feet; thence, N. 29° W. 570 feet, to the point of beginning, containing 59.90 acres, according to the survey of C.J. Carney, surveyor, dated October 15, 1956, and being a part of the E.C. Bracy, deceased, Henry Floto Land, as is recorded in Book No. 735, Page No. 581 and 582 Register's Office of Davidson County, Tennessee.
>
> **This being** a portion of the same land conveyed to Theron A. Bracy, Omas B. Bracy, M.B. Bracy, Harlan Bracy, Agnes Bracy West, Ann Bracy Wall, and Betty Bracy Biggs, being all the heirs at law of Martin Bracy, deceased son of E.C. Bracy from the heirs of E.C. Bracy, deceased, namely, Roy Bracy, Clara Bracy Ray, and Buena Bracy Harper of record in Book: 2633, Page: 455, in the Register's Office of Davidson County, Tennessee and of record in Book: 93, Page: 569 in the Register's Office of Cheatham County, Tennessee on 12/29/1956.
>
> **THIS DEED is prepared from information of prior deeds furnished by the Executor. No title search performed or opinion given. This deed is used to evidence distribution of the foregoing property to a beneficiary of the estate.**

The said property is conveyed subject to such liens, same limitations, restrictions and other encumbrances as may effect the premises.

IN TESTIMONY WHEREOF, the Grantor herein has hereunto set his signature, on this the 27th day of June, 2008.

Harlen Inlow Bracey Estate by:

Gregg Grimes, Executor

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within name **GREGG GRIMES**, the Executor for the Estate of Harlen Inlow Bracey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **he** executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Ashland City, Tennessee, this the 27th day of June, 2008.

Notary Public

My Commission Expires: 11/16/2010

This deed is used to evidence distribution of the foregoing property to the beneficiaries of the estate of Harlen Inlow Bracey.

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

As required by *Tennessee Code Annotated Section 67-4-409 a(4) and (a)(6)(A)* the undersigned being Grantee, Grantee's agent, or a trustee acting for Grantee, after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **TWO THOUSAND AND ONE HUNDRED DOLLARS ($2,100.00).**

RENEE MENDOZA, Affiant

KIMBERLY JACKSON, Affiant

SONYA SULLIVAN, Affiant

Sworn to and subscribed before me, this 27th day of June, 2008.

My Commission Expires: 11/16/2010

Notary Public