BILL GARRETT, Davidson County
Trans:T20120037514 DEEDQC
Recvd: 05/22/12 10:20 3 pgs
Fees:17.00 Taxes:0.00
20120522-0044261

**Prepared by:**
**Alan B. Wright**
**214 Second Avenue North**
**Suite 300**
**Nashville, Tennessee 37201**

# EXECUTORS' QUITCLAIM DEED

| **ADDRESS NEW OWNER:** | **SEND TAX BILLS TO:** | **MAP/PARCEL** |
|---|---|---|
| Kathy Holt Weedman<br>1548 Neely's Bend Road<br>Madison, TN 37115 | Same | Map 117-11 OB<br>Parcel 73 |

WHEREAS, Nelle Sanders Holt died on February 24, 2012, leaving a Last Will and Testament dated July 30, 2009, being admitted to probate on March 7, 2012, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division (entered as Docket No. 12P-379), said Last Will and Testament of Nelle Sanders Holt being of record with the Register's Office for Davidson County, Tennessee as Instrument # 20120423-0034560; and

WHEREAS, the Co-Executors, Kathy Holt Weedman and Jack Sanders Holt, are duly qualified and make this conveyance and transfer pursuant to the terms and authority of said Last Will and Testament of Nelle Sanders Holt;

THEREFORE, IN CONSIDERATION of the provisions of said Last Will and Testament of Nelle Sanders Holt, and such other consideration, the receipt of which is hereby acknowledged, Kathy Holt Weedman and Jack Sanders Holt, Co-Executors of the Estate of Nelle Sanders Holt (hereinafter referred to as "Grantor"), by these presents and for the purpose of administering said estate, do hereby quitclaim, convey and transfer unto Kathy A. Holt Weedman (hereinafter referred to as "Grantee"), her successors and assigns all of Grantor's right, title, and interest in and to certain real property (the "Property") located in Davidson County, Tennessee, more particularly described as follows:

Description of the Property

Exhibit A is attached hereto and incorporated herein as if set forth herein verbatim.

Being the same property conveyed to Kathy A. Holt Weedman and Hillman J. Holt by Deed of record at Book 5588, Page 106, Register's Office for Davidson County, Tennessee, the said Hillman J. Holt being since deceased with his interest being devised to Nelle Sanders Holt under the Last Will and Testament of Hillman Jack Holt of record at Docket No. 08P-309, Probate Court Clerk's Office for Davidson County, Tennessee; the said Nelle Sanders Holt being since deceased with her interest being devised to Kathy A. Holt Weedman under the Last Will and Testament of Nelle Sanders Holt of record as Instrument # 20120423-0034560, Register's Office for Davidson County, Tennessee.

This is improved property generally known as Unit E-9, Villager East, 3600 Hillsboro

Road Nashville, Tennessee 37215.

The legal description and state of the title have been furnished to the Grantor from the record and the Grantor disclaims any liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties as to the title.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS OUR HAND this 10th day of May, 2012.

Estate of Nelle Sanders Holt, Grantor

By: Jack Sanders Holt
Jack Sanders Holt, Co-Executor

Kathy Holt Weedman
Kathy Holt Weedman, Co-Executor

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me Joanna Witzenberg a Notary Public of this County, Jack Sanders Holt the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Co-Executor of the Estate of Nelle Sanders Holt and that he executed the within instrument for the purposes therein contained for and on behalf of said estate.

WITNESS MY HAND, at office, this 10th day of May, 2012.

JOANNA WITZENBERG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Joanna Witzenberg
Notary Public
My Commission Expires: 9/8/2013

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me Marcia E. Sanders-Patterson a Notary Public of this County, Kathy Holt Weedman the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the Co-Executor of the Estate of Nelle Sanders Holt and that she executed the within instrument for the purposes therein contained for and on behalf of said estate.

WITNESS MY HAND, at office, this 3 day of May, 2012.

MARCIA E. SANDERS-PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2012

Marcia E. Sanders-Patterson
Notary Public
My Commission Expires: May 8, 2012

***This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(3)(D).***

**EXHIBIT A**

A certain condominium apartment in Davidson County, Tennessee, described as follows: To Wit:

Unit No. E-9, Parcel No. 73, in a horizontal property regime which is located on the Plat of Villager East Condominium, of record in Book 5200, page 178, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Andrews Properties, Inc. and Cherokee Properties, Inc. by deed from Villager East Inc., of record in Book 5433, Page 517, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the provisions of the Tennessee"Horizontal Property Act", as the same is set out in Section 64-2701 at seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereof, and also Including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Villager Condominiums of record in Book 5457, page 298, Register's Office for Davidson-County, Tennessee, and is subject to the Bylaws for the administration thereof, which are appended to the Master Deed as Exhibit "C" thereto of record in Book 5457, page 338, Register's Office, including among other conditions and requirements, assessments, liens, use and occupancy restrictions and other undertakings all as set out and provided in said Master Deed and exhibits appended thereto reference to which is here made. Said property is further subject to two deeds of trust. Pioneer National Title Insurance Company has issued or shall issue affirmative title insurance against the enforcement or attempted enforcement of these deeds of trust.

Being the same property conveyed to Kathy A. Holt Weedman and Hillman J. Holt by Deed of record at Book 5588, Page 106, Register's Office for Davidson County, Tennessee, the said Hillman J. Holt being since deceased with his interest being devised to Nelle Sanders Holt under the Last Will and Testament of Hillman Jack Holt of record at Instrument #08P-309, Probate Court Clerk's Office for Davidson County, Tennessee, the said Nelle Sanders Holt being since deceased with her interest being devised to Kathy A. Holt Weedman under the Last Will and Testament of Nelle Sanders Holt of record at Instrument #012P-379, Probate Court Clerk's Office for Davidson County, Tennessee