Executor's QuitClaim Deed

The actual consideration or value for this transfer is $ -0- /Exempt

AFFIANT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

SWORN TO AND SUBSCRIBED before me this 25 day of AUGUST, 2012.

NOTARY PUBLIC
My Commission Expires: 5-8-2016

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDQC
Recvd: 08/24/12 12:16 3 pgs
Fees:17.00 Taxes:0.00
20120824-0076406

This Space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Bvd. Old Hickory, TN. 37138 - (615) 847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
KEVIN JOSEPH BLANCHETTE, & RONALD JASON BLANCHETTE 313 HADLEY AVE. Old Hickory, Tennessee 37138	New Owner	044 05 0 / 152.00

In further fulfillment of the terms of the ***Last Will and Testament*** of RONALD J. BLANCHETTE and as agreed in the Petition to Probate the Estate of Ronald Blanchette, Davidson Co. Probate Case #12P-1318, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **YVONNE CHANCE**, Executrix of the **Estate of RONALD J. BLANCHETTE**, the GRANTOR herein, by these presents do transfer, QuitClaim and convey unto:

KEVIN JOSEPH BLANCHETTE, and RONALD JASON BLANCHETTE, both un-married, the GRANTEES herein, their heirs and assigns, all right title and interest, equitable and otherwise, in a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being parts of Lots #30, 31, and 32 on the Map of Rayon City, not of record, and part of Lot #45 on the Plan of Hadley Subdivision, as shown of record in Book 547, page 125, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey thereof made September 25, 1936 by John Wilkes, Civil Engineer, as follows:

BEGINING at a point in the Southwesterly margin of Newell Avenue, the Northeast corner of the property conveyed to Mrs. Mattie Boyd, et.al, by Deed from Mrs. W. H. Young, of record in Book 999 page 86 of said Register's Office, said point also being 20 feet Northwest of the Northwest corner of Lot #45 in Hadley Subdivision referred to above, as measured along the Southwesterly margin of Newell Ave; thence with the margin of said Avenue, North 37° 10' West 50 feet to a point; the Southeast corner of the lot conveyed to C. C. Edwards by deed from W. H. Young and wife, of record in Book 929, page 143, said Register's Office; thence with Edward's Line, Southwesterly 128 feet; thence Southeasterly 102 feet to a point in the North margin of Old Hickory Boulevard, now Bridgeway Ave, as now located; thence with the margin of said Blvd. Easterly 75½ feet to a point; thence Northerly 57½ feet to a point, the Northwest corner of the lot conveyed to Mrs. Mattie Boyd, et al, above referred to; thence with Mrs. Boyd's Northerly line Easterly 48 feet to the point of beginning.

BEING all the same property conveyed to Ronald J. Blanchette, un-married, by Warranty deed from William R. Shipman, and wife, Martha T. Shipman, dated March 31st 1969, and of record in **Book 4324, page 270**, Register's Office for Davidson County, Tennessee. The said Ronald J. Blanchette, died Testate, in Davidson County on December 3, 2011, Probate Case **#12P-1318**, devising the property to, KEVIN JOSEPH BLANCHETTE, and RONALD JASON BLANCHETTE. Ronald Blanchette, and Ronald J. Blanchette being one and the Same Person.

The above description is the same as in the previous deed of record.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances and restrictions as may affect the property, including:

Easements and restrictive covenants of record in Book 929, page 139; Book 910, page 797; Book 1129, page 521; Book 974, page 69; Register's Office for Davidson county, TN and Real Property Taxes for the year 2012.

This is improved property known as: 103 Newell Drive., Old Hickory, TN 37138. / Duplex address: 208 Bridgeway Av. Old Hickory, TN. 37138

Witness my hand this 24th day of AUGUST, 2012.

THE ESTATE OF RONALD BLANCHETTE

Yvonne Chance
By: YVONNE CHANCE, Executrix

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named YVONNE CHANCE, the Executrix for the Estate of RONALD BLANCHETTE, 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 purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee this 24 day of AUGUST, 2012.

Leroy J. Ellis IV
NOTARY PUBLIC

My Commission Expires: 5-8-2016

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and custodian of the Electronic version of the attached document tendered for registration herewith and that this is a True and Correct copy of the original Document executed and authenticated according to Law.

Leroy Johnston Ellis, IV,
Attorney at Law, BPR #17968

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Amy D. Gregory the undersigned, a notary public in the state of Tennessee, personally appeared Leroy Johnston Ellis, IV, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amy D. Gregory
NOTARY PUBLIC

My Commission Expires: 01/07/2013

AMY D. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exp 01/07/2013

This Certificate Prepared by:
Leroy, J. (Johnny) Ellis, IV
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000

www.ljelaw.com