**NEW OWNER**:

Teresa Certo
5860 Cane Ridge Road
Antioch, Tennessee 37013

THIS INSTRUMENT PREPARED BY:

ROCHELLE, McCULLOCH & AULDS
P.L.L.C.
109 North Castle Heights Avenue
Lebanon, TN 37087

**SEND TAX BILLS TO**:
New Owner

Map and Parcel Numbers: 15014004900
Map and Parcel Numbers: 15005023800
Map and Parcel Numbers: 14714004100
Map and Parcel Numbers: 14715002200
Map and Parcel Numbers: 13613009800
Map and Parcel Numbers: 15005033100
Map and Parcel Numbers: 14706021900
Map and Parcel Numbers: 18200015400

PREPARED FROM INFORMATION
PROVIDED BY THE PARTIES

**Space for Recorder's stamp**

BILL GARRETT, Davidson County
Trans:T20140003293 DEEDQC
Recvd: 01/15/14 11:55 6 pgs
Fees:32.00 Taxes:0.00
20140115-0004107

## EXECUTRIX'S QUITCLAIM DEED

Joe Certo died on May 4, 2012, leaving a Will dated January 20, 2012. The Will was admitted to probate on May 29, 2013, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. The Will named Teresa Certo as Executrix. The Executrix is duly qualified. All debts of the Decedent have been paid. The Tennessee Inheritance Tax clearance has been received being receipt number 441876455, a copy of which is attached as Exhibit "A". The Executrix, by signing this Deed, releases any right the Executrix has to recover this property in the event of the subsequent insolvency of this Estate. In accordance with the provisions of the Will of Joe Certo, Teresa Certo, Executrix of the Estate of Joe Certo, quitclaims unto **TERESA CERTO**, her heirs and assigns, forever, all right, title and interest in and to the following tracts

of land, situate and lying in Davidson County, Tennessee, bounded and described as follows, to-wit:

**Tract 1:**
Being Lot No. 54 on the Plan of Jamestown Estates, of record in Plat Book 6900, Page 865, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Joe Certo from Teresa Certo by quitclaim deed dated February 22, 2012, and of record in Instrument Number 20120227-0016561, Register's Office for Davidson County, Tennessee. Further reference to Instrument Number 20081230-0123536, Register's Office for Davidson County, Tennessee.

This is improved property known as: 701 Lipton Court, Antioch, TN 37013.

**Tract 2:**
Being Lot No. 270 on the Plan of Cherry Hills, Section 5, as of record in Plat Book 4300, Page 156, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Joe Certo from Teresa Certo by quitclaim deed dated February 22, 2012, and of record in Instrument Number 20120227-0016562, Register's Office for Davidson County, Tennessee. Further reference to Instrument Number 20021111-0138918, Register's Office for Davidson County, Tennessee.

This is improved property known as: 420 Safford View Drive, Antioch, TN 37013.

**Tract 3:**
Being Lot No. 39 on the Plan of Whispering Hills, Section One, as of record in Book 2331, Page 83, Register's Office for said County.

Said Lot No. 39 fronts 88 feet on the southerly side of Highcrest Drive and runs back between lines measuring 253 feet on the westerly line and 262 feet on the easterly line, to a dead line in the rear, measuring 88.6 feet thereon.

Being the same property conveyed to Joe Certo from Teresa Certo by quitclaim deed dated February 22, 2012, and of record in Instrument Number 20120227-0016563, Register's Office for Davidson County, Tennessee. Further reference to Instrument Number 20010214-0014195, Register's Office for Davidson County, Tennessee.

This is improved property known as: 587 Highcrest Drive, Nashville, TN 37211.

**Tract 4:**
Being Lot No. 34 on the Plan of Whispering Hills Subdivision, Section 1, as of record in Book 2331, Page 83, Register's Office for said County.

Said Lot No. 34 fronts 82.0 feet on the northeasterly side of Highcrest Drive and extends back 206.2 feet on the southeasterly line and 219.0 feet on the northwesterly line to a dead line in the rear on which it measures 100.2 feet.

Being the same property conveyed to Joe Certo from Teresa G. Certo by quitclaim deed dated February 22, 2012, and of record in Instrument Number 20120227-0016564, Register's Office for Davidson County, Tennessee. (Teresa Certo and Teresa G. Certo being one and the same person.) Further reference to Deed of record in Book 4523, Page 134, Register's Office for Davidson County, Tennessee.

This is improved property known as: 588 Highcrest Drive, Nashville, TN 37211.

**Tract 5:**
Being Lot No. 11 on the Plan of Edge-O-Lake Estates, Section 20A, of record in Book 5200, Page 183, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Joe Certo from Teresa Certo by quitclaim deed dated February 22, 2012, and of record in Instrument Number 20120227-0016565, Register's Office for Davidson County, Tennessee. Further reference to Deed of record in Book 11153, Page 42, Register's Office for Davidson County, Tennessee.

This is improved property known as: 3108/3110 Wildwood Drive, Antioch, TN 37013.

**Tract 6:**
Being Lot No. 8 on the Plan of Cherry Hills, Section 12, of record in Book 6250, Pages 174 and 175, Register's Office for Davidson County, TN, to which reference is made for a more complete description.

Being the same property conveyed to Joe Certo from Teresa Certo by quitclaim deed dated February 22, 2012, and of record in Instrument Number 20120227-0016566, Register's Office for Davidson County, Tennessee. Further reference to Deed of record in Book 10277, Page 621, Register's Office of Davidson County, Tennessee.

This is improved property known as: 3204 LuAnn Drive, Antioch, TN 37013.

**Tract 7:**
Being Lot No. 266 on the Plan of Caldwell Country Estates, Section 5, of record in Book 3300, Page 16, Register's Office for Davidson County, Tennessee, as follows:

Beginning at a point on the northwesterly margin of Edmonson Pike, the same being a common corner of Lots 266 and 304; thence northwesterly with the dividing line between said lots, 134.9 feet to a concrete monument; thence southeastwardly with the dividing line between Lots 266 and 267, 134.7 feet to a point in the southwesterly margin of Sutter Drive; thence with said margin of said Drive, southeastwardly 51.9 feet to a concrete monument and continuing with said margin of said Drive 63.1 feet to a concrete monument; thence to the right around a curve, 39.27 feet to a concrete monument in the northwesterly margin of Edmondson Pike; thence with said margin of said Pike, southwesterly 113 feet to the point of beginning.

**Included in the description but excluded from this conveyance is the following:**

Beginning at a point, said point being the southern property line and 25 feet from the centerline of Edmondson Pike; thence along said property line North 49 degrees 22 minutes West for 5 feet to a point; thence North 40 degrees 38 minutes East for 108 feet to a point; thence along a curve to the left of radius 30 feet for 47.12 feet to a point on the southern right-of-way line of Sutter Drive; thence along said right-of-way line South 49 degrees 22 minutes East for 10 feet to a point; thence along a curve to the right of radius 25 feet for 39.27 feet to a point on the existing right-of-way line of Edmondson Pike 25 feet from the center line; thence along said right-of-way line for 113 feet to the point of beginning and containing an area of 749.02 square feet, more or less.

Being the same property conveyed to Joe Certo from Teresa Certo by quitclaim deed dated February 22, 2012, and of record in Instrument Number 20120227-0016567, Register's Office for Davidson County, Tennessee. Further reference to Instrument Number 20050222-0019288, Register's Office for Davidson County, Tennessee.

This is improved property known as: 5013 Edmondson Pike, Nashville, TN 37211.

**Tract 8:**

A tract of land in the 5th Civil District of Davidson County, Tennessee, described according to a survey made by Robert E. Francis, Surveyor dated June 25, 1980, revised September 29, 1982, as follows:

Beginning at a point in the easterly margin of Cain Ridge Road at the southwest corner of the Sara Ledbetter Lynch property of record in Book 2963, Page 189, said Register' Office; thence North 78 degrees 41' East 346.7 feet to a point; thence North 6 degrees 45' 30" East 313.00 feet to a point; thence South 72 degrees 41' 30" East 473.0 feet to a point; thence South 6 degrees 29' 21" West 254.0 feet to a point; thence South 78 degrees 50' 45" West 722.86 feet to a point in the easterly margin of Cain Ridge Road; thence with the easterly margin of Cain Ridge Road, northwesterly 7.8 feet to a point which is the beginning of a curve; thence around said curve which has a radius of 343.30 feet northwesterly 172.96 feet to the point of beginning.

Being the same property conveyed to Joe Certo from Teresa Certo by quitclaim deed dated February 22, 2012, and of record in Instrument Number 20120227-0016568, Register's Office for Davidson County, Tennessee. Further reference to Deed of record in Book 5957, Page 484, Register's Office for Davidson County, Tennessee.

This is improved property known as: 5860 Cane Ridge Road, Antioch, TN 37013.

This transfer is by Quitclaim and I make no warranties about the title.

WITNESS MY SIGNATURE this 13 day of January, 2014.

Teresa Certo

**TERESA CERTO**, Executrix of
the Estate of Joe Certo, deceased

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public of the state and county aforesaid, **TERESA CERTO**, Executrix of the Estate of Joe Certo, deceased, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13 day of January, 2014.

Notary Public

My commission expires: 8-19-2017

DEREK QUARLES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

The actual consideration or value, whichever is greater, for this transfer is $ **-0-**.

Teresa Certo
Affiant

Sworn to and subscribed to before me, this the 13 day of January, 2014.

Notary Public

My commission expires: 8-19-2017

DEREK QUARLES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

N0018901 7212386131221

# TENNESSEE DEPARTMENT OF REVENUE

## Inheritance Tax Closing Letter (This is not a bill for tax due)

December 24, 2013

CERTO JOE
ATTN: DAVID B FOUTCH
109 N CASTLE HEIGHTS AVE
LEBANON TN 37087-2738

| | |
|---|---|
| Account Type: | INHERIT TX |
| Account No.: | 441876455 |
| Date of Death: | May 4, 2012 |
| County: | DAVIDSON |
| SSN: | XXX-XX-7820 |

A sworn return for inheritance tax has been filed with this department by the representative of the above estate.

As provided in Section 67-8-420, Tennessee Code Annotated, this receipt or certificate authorizes the court of the county in which such estate was administered to permit a final settlement or accounting by the estate representative.

The liability, as denoted in this closure letter, has been paid to the State of Tennessee. This is not a bill:

| | |
|---|---|
| Inheritance Tax: | $0.00 |
| Estate Tax: | $0.00 |
| Interest: | $0.00 |
| Penalty: | $0.00 |
| Total: | $0.00 |

DETACH BELOW AND RETAIN FOR YOUR RECORDS


# TENNESSEE DEPARTMENT OF REVENUE


CERTO JOE
ATTN: DAVID B FOUTCH
109 N CASTLE HEIGHTS AVE
LEBANON, TN 37087-2738


December 24, 2013

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EXHIBIT
exhibit A