BILL GARRETT, Davidson County
Trans:T20140008293 DEEDQC
Recvd: 02/05/14 10:02 2 pgs
Fees:12.00 Taxes:0.00
20140205-0010122

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is NONE. (Further, this transfer is exempt pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(D)).

Patricia Ann Gerald, Executor

Patricia Ann Gerald, Executor

Subscribed and sworn to before me on this 26 day of January 2014.

NOTARY PUBLIC
My commission expires: _____

LAURA TEK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMM. EXP. 11-4-17

This instrument was prepared by:

Laura Tek
Attorney at Law
Rivergate Park Office Building
1994 Gallatin Pike North, Ste. 309
Madison, Tennessee 37115

Address New Owners:	Send Tax Bills To:	Map-Parcel-ID
Darlene Armstrong Tammy Butler 4008 Navaho Trail Nashville, TN 37211	Same	148 15 0 118.00

EXECUTOR'S QUITCLAIM DEED

Charles W. Gerald, Jr. died on August 1, 2013 leaving a Last Will & Testament dated May 7, 2013. The decedent was 73 years old at the time of his death. The Will was admitted to probate on August 30, 2013 in the Seventh Circuit Court for Davidson County, Tennessee, case number 13P-1368. The Court appointed the decedent's sister, **Patricia Ann Gerald**, as the Executor. In his Will, the decedent devised his real property known as 4008 Navaho Trail, Nashville, Tennessee 37211 to his two (2) step-daughters, **Darlene Armstrong** and **Tammy Butler**.

The Executor is duly qualified and the acting personal representative of the Estate. The Executor, by signing this Deed, releases any right the Executor has to recover this property in the event of any subsequent insolvency of this Estate. In accordance with the provisions of the Last Will & Testament of **Charles W. Gerald, Jr.**, **Patricia Ann Gerald, Executor**, quitclaims to **Darlene Armstrong and Tammy Butler, as tenants in common each with a separate, equal, and undivided interest**, all title and interest in and to the following described real estate in Davidson County, Tennessee:

BEING Lot No. 40 on the Plan of Apache Hills, Section Five, Part Two, of record in Book, 5050, Page 9, Register's Office for said County.

SAID Lot No. 40, which is a corner lot, fronts 60.10 feet on the easterly margin of Navaho Trail and fronts 70.40 feet on the northerly margin of Navaho Circle, said frontages being joined by a curve having a length of 39.27 feet, and extends back 83.70 feet on the easterly line and 95.40 feet on the northerly line to a point of intersection.

BEING the same property conveyed to Charles W. Gerald and wife, Wanda Jean Gerald, by quitclaim deed from Wanda Jean Gerald for the express purpose of creating a tenancy by the entirety, of record at instrument number 20000804-0077656, Register's Office for said County; the said Charles W. Gerald and Wanda Jean Gerald both having since died and Charles W. Gerald and Charles W. Gerald, Jr. being one and the same.

This is improved property known as 4008 Navaho Trail, Nashville, TN 37211.

The description is the same as that contained in the prior deed.

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

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

WITNESS my hand this 26 day of January 2014.

Estate of Charles W. Gerald, Jr.

By Patricia Ann Gerald, Executor
Patricia Ann Gerald, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **Patricia Ann Gerald** with whom I am personally acquainted and who, after being first duly sworn, acknowledged to me that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 26 day of January 2014.

LAURA TEK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY COMM. EXP. 1-11

NOTARY PUBLIC

My commission expires: _____

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