BILL GARRETT, Davidson County
Trans:T20140008293 DEEDQC
Recvd: 02/05/14 10:02 2 pgs
Fees:12.00 Taxes:0.00
20140205-0010123

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 20 day of January 2014.

NOTARY PUBLIC
My commission expires:

LAURA TEK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY COMM. EXP. 11-4-14

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 Owner:	Send Tax Bills To:	Map-Parcel ID:
Kenneth William Gerald 6009 Baltic Drive Hermitage, TN 37076	Same	086 01 0 022.00

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 6009 Baltic Drive, Hermitage, Tennessee 37076 to his son, **Kenneth William Gerald.**

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 **Kenneth William Gerald**, all title and interest in and to the following described real estate in Davidson County, Tennessee:

BEING Lot No. 120 on the Plan of Dodson Heights Subdivision, of record in Book 2900, Page 113, Register's Office for said County.

SAID Lot No. 120 fronts 70 feet on the northeasterly side of Baltic Drive and extends back 142.8 feet on the southeasterly line and 135 feet on the northwesterly line, to a dead line in the rear on which it measures 48 feet.

BEING the same property conveyed to Charles W. Gerald, Jr. and wife, Betty C. Gerald, by warranty deed from Atlas Wrecking Company formerly Vanderpool-Tune Wrecking Co., of record in Book 3505, Page 409, Register's Office for said County; the said Charles W. Gerald, Jr., and Betty C. Gerald both having since died.

This is improved property known as 6009 Baltic Drive, Hermitage, TN 37076.

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 _____ 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 7th day of January 2014.

NOTARY PUBLIC

My commission expires: _____

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

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