BILL GARRETT, Davidson County
Trans:T20140011197 DEEDQC
Recvd: 02/18/14 10:49 3 pgs
Fees:17.00 Taxes:0.00
20140218-0013672

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

Address New Owner(s)	Send Tax Bills To:	Parcel ID Number(s)
Annie Ruth Herod, as Trustee of the John L. Herod, Jr. Revocable Trust 3945 Moss Rose Drive Nashville, TN 37216	Same	Parcel ID: 07301024100 Davidson County

EXECUTOR'S QUITCLAIM DEED

WHEREAS, John L. Herod, Jr. died testate on August 5, 2013, leaving a Last Will and Testament dated March 29, 2011, which has been probated and is properly recorded in Docket Number 13P1491 Probate Court Clerk's Office for Davidson County, Tennessee; and

WHEREAS, Annie Ruth Herod is the duly qualified and acting Executor of the Estate of John L. Herod, Jr.; and

WHEREAS, John L. Herod, Jr. owned an undivided one-half (1/2) interest in the real property described below (the "Property"); and

WHEREAS, the Will directs that the residuary estate of the said John L. Herod, Jr., of which the Property is a part, be distributed to the John L. Herod, Jr. Revocable Trust established on March 29, 2011 (the "John L. Herod, Jr. Revocable Trust").

NOW, THEREFORE, FOR AND IN CONSIDERATION OF One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, and pursuant to the requirements of the said Will, ANNIE RUTH HEROD, as EXECUTOR OF THE ESTATE OF JOHN L. HEROD, JR., and not further or otherwise, hereby quitclaims and conveys to ANNIE RUTH HEROD, as TRUSTEE OF THE JOHN L. HEROD, JR. REVOCABLE TRUST, her successors and assigns, with full power to convey, sell, mortgage, lease or otherwise transfer or encumber without the joinder or consent of any beneficiary, all of her right, title and interest as Executor of the Estate of John L. Herod, Jr. in and to the real property located in Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Moss Rose Heights, Subdivision, Section No 2, extended, as of record in Book 1424, page 109, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to John L. Herod, Jr. by deed of record in Book 8979, page 464, Register's Office for Davidson County, Tennessee. Also see Quitclaim Deed to create a tenancy in common of record recorded as instrument number 20000725 0073534, Register's Office of Davidson County, Tennessee.

The description herein is the same as that contained in the prior deeds.

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

This is improved property known as 3945 Moss Rose Drive, Nashville, TN 37216.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 3rd day of February ~~2013~~ 2014

Annie Ruth Herod, as Executor of the Estate of John L. Herod, Jr., and not further or otherwise

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Annie Ruth Herod, 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 executed the within instrument as the Executor of the Estate of John L. Herod, Jr. for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of February ~~2013~~ 2014

Notary Public

MARTIN L. BAUGUESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:

Jan. 6, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Annie Ruth Herod, as Trustee of the John L. Herod, Jr. Revocable Trust, and not further or otherwise

Subscribed and sworn to before me
this 3rd day of February, ~~2013.~~ 2014

Notary Public

MARTHA L. BAUGUESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:

Jan 6, 2015

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