BILL GARRETT, Davidson County
Trans:T20140063200 DEEDQC
Recvd: 08/26/14 13:32 3 pgs
Fees:17.00 Taxes:0.00
20140826-0077758

This instrument prepared by:
Zale Dowlen #026816
Dowlen & Raney
2400 Crestmoor Road
Nashville, Tennessee 37215

ADDRESS NEW OWNER:
Douglas Ralph Dano &
Katherine Dano-Luttjohann
c/o Douglas Ralph Dano
521 Chickasaw Trail
Goodlettsville, Tennessee 37072

SEND TAX BILL TO:
Douglas Ralph Dano
521 Chickasaw Trail
Goodlettsville, Tennessee 37072

MAP/PARCEL NUMBER:
061 03 0 039.00

EXECUTOR'S QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Douglas Ralph Dano, Executor of the Estate of Ralph Emerson Dano, now deceased, *(who was predeceased by his wife, Addie Louise Smith Dano)* for and in valuable consideration, of $0, the receipt and sufficiency of which are hereby acknowledged, and in connection with the distribution of the Estate of Ralph Emerson Dano, Davidson County, Tennessee, Probate Case # 14P1063, the decedent's Will having been duly admitted to Probate in Davidson County, Tennessee now conveys, releases and forever quitclaims unto the beneficiaries of the estate, Douglas Ralph Dano and Katherine Dano-Luttjohann, their heirs and assigns, all his right, title and interest in and to a certain tract of land in Davidson County, Tennessee described in Exhibit A attached hereto and incorporated herein by the reference.

Subject to any and all plats, easements, restrictions, and other matters of record. The above legal description is the same as that contained in the previous deed of record.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. This document conveys interest only and does not warrant title. Witness my hand the 1 day of August, 2014.

Douglas Ralph Dano

Douglas Ralph Dano, Executor

State of TN
County of Davidson

SWORN to and subscribed before me this the 1 day of August, 2014.

Letitia Michelle Fielder
NOTARY PUBLIC

My commission expires: March 3 2015

LETITIA MICHELLE FIELDER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER

I, hereby offering this instrument for recording within the meaning of the statutes of the State of Tennessee, under Tenn. Code Ann. § 67-4-409(a)(4), hereby swear or affirm that the actual consideration for this transfer is $0. Witness my hand the 1 day of August, 2014.

Douglas Ralph Dano, Beneficiary

State of TN
County of Davidson

SWORN to and subscribed before me this the 1 day of August, 2014.

NOTARY PUBLIC

My commission expires: March 3 2015

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I, hereby offering this instrument for recording within the meaning of the statutes of the State of Tennessee, under Tenn. Code Ann. § 67-4-409(a)(4), hereby swear or affirm that the actual consideration for this transfer is $0. Witness my hand the 26 day of July, 2014.

Katherine Dano-Luttjohann, Beneficiary

State of CA
County of CONTRA COSTA

SWORN to and subscribed before me this the 24 day of July, 2014.

NOTARY PUBLIC

My commission expires: 06/14/17

LINDA M. GRANIERO
COMM. #2028991
Notary Public - California
Contra Costa County
My Comm. Expires June 14, 2017

EXHIBIT A
PROPERTY DESCRIPTION

LAND in Davidson County, Tennessee being Lot No. 98 on the Plan of Gra-Mar Acres, Section 1 as of record in Book **4403,** page **727,** Register's Office for Davidson County, to which plan reference is hereby made.

Said Lot No 98 fronts 115 feet on the easterly side of Saunders Avenue and extends back 303.6 feet on the northerly line and 302.9 feet on the southerly line to a dead line, measuring 114 feet thereon.

Being the same property conveyed to Ralph E. Dano and wife, Louise S. Dano by Warranty Deed from U.S. Courthouse Credit Union, a Tennessee corporation, by deed from Joseph Martin, Jr. Substitute Trustee, recorded in Book 3799, page 700, in the Davidson County Register's Office. This is the improved property known as "4412 Saunders Avenue, Nashville, Tennessee 37216".

This conveyance is made subject to:

Easements, setback line and conditions of owners certificate shown on plan of record in Book 2133, page 27, in the Davidson County Register's Office, and Restrictive covenants contained in instrument recorded in Book 2134, page 54, amended by instrument of recording Book 2139, page 65, in the Davidson County Register's Office.