THIS INSTRUMENT WAS PREPARED BY:

LOCKERT, HAMLIN & HAMLIN PLLC
ATTORNEYS

BILL GARRETT, Davidson County
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ADDRESS NEW OWNER(S):

CHARLES M. TAMBELLINI
4744 MCCOOL COURT
NASHVILLE, TENNESSEE 37218-1032

SEND TAX STATEMENTS TO:
SAME

MAP/PARCEL: 048 00 0 115.00

ADMINISTRATOR QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **Johnny H. Jones**, **Administrator** of the **Estate of Thomas F. Brown**, deceased, for and in consideration of the sum of Ten Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and to settle the **Estate of Thomas F. Brown,** having been duly admitted to probate in **Cheatham County** under probate case number: **P-2361**, on December 26, 2013, do hereby **CONVEY, TRANSFER, REMISE, RELEASE, RELINQUISH, AND QUITCLAIM** unto the **Charles M. Tambellini,** hereinafter called the Grantee(s), as fee simple owners all of the estate's right, title and interest to any percentage share or ownership in and to the following described real estate situated in the below described **1st** council district of Davidson County, Tennessee, described as follows, to-wit:

Beginning at a set nail in the center of McCool Road, said point of beginning being approximately 1,812 feet along the center of said McCool Road from the margin of Eaton's Creek Road; thence, N 21°29'51" W passing a set iron rod at 27.3 feet and continuing a total distance of 753.27 feet to a set iron rod on the top of a hill; thence, N 68°21'18" E a distance of 120.0 feet to an existing iron rod; thence, S 21°49'26" E a distance passing an existing iron rod which is 27.3 feet from the center of said McCool Road a total distance of 720.35 feet to a set nail in McCool Road; thence, with the center of the road S 53°30'49" W a distance of 128.5 feet to a set nail which is the point of beginning, having an area of 90,000 square feet being 2.07 acres according to the survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, Tennessee 37146, dated: 06-02-14 and file number of 958.

Being the same property conveyed to Thomas F. Brown via warranty deed from Walter Harbuck, Jr. and wife, Mary E. Harbuck as recorded in Book: 4878, Page: 862 in the Register's Office of Davidson County, Tennessee on or about January 2, 1975. Having a legal reference number of 00004878-0000862. Thomas F. Brown having died on November 21, 2013 in Cheatham County Tennessee.

THIS CONVEYANCE is subject to the right of way of McCool Road.

THIS IS IMPROVED PROPERTY KNOWN AS: 4861 McCool Road, Nashville, Tennessee 37218

The hereinabove described property is conveyed subject to such limitations, restrictions and encumbrances as may effect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 15th day of August, 2014.

Johnny H. Jones, Grantor/Administrator

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within name Johnny H. Jones, Grantor/Administrator, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at 105 Sycamore Street, Ashland City, Tennessee, this the 15th day of August, 2014.

Notary Public **My Commission Expires: 06/30/2018**

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

As required by *Tennessee Code Annotated Section 67-4-409 a(4) and (a)(6)(A)* the undersigned being Grantee, Grantee's agent, or a trustee acting for Grantee, after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is EIGHT THOUSAND DOLLARS ($8,000.00).

Charles M. Tambellini, Affiant

Sworn to and subscribed before me, this 22th day of August, 2014.

Witness my hand and official seal at 105 Sycamore Street, Ashland City, Tennessee, this the 22th day of August, 2014.

Notary Public
My Commission Expires: _____