File No.

EXECUTOR'S QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 09/02/14 07:55 3 pgs
Fees:17.00 Taxes:0.00
20140902-0079401

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of August, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-3-15

(AFFIX SEAL)

JAMES C. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
James V. Mondelli, Attorney at Law
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marvin Brown	Same	029 00 0 089.00
(NAME) 5849 Happy Hollow	(NAME)	
(ADDRESS) Joelton TN 37080	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

James R Hitchcock (hereinafter referred to as the "Decedent") died on December 8, 2000, leaving a Last Will and Testament dated December 9, 2008. The Last Will and Testament was admitted to probate on January 21, 2009, in the Probate Court, Probate Division, for Davidson County, Tennessee, and assigned the case number 08P-1117. The Personal Representative, James V. Mondelli, is duly qualified. Debts of the Decedent have been paid. The Personal Representative, by signing this Personal Representative's Quitclaim Deed, releases any right the Personal Representative has to recover this property in the event of the insolvency of Decedent's estate.

NOW THEREFOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

James V. Mondelli, Executor of the Estate of James R. Hitchcock

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Father Ryan High School Subject to The Life Estate of Marvin Brown,
with a **RETAINED LIFE ESTATE,**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Beginning at a point in the center line of Eaton's Creek Road, the southwest corner of a tract of 18 acres conveyed to Mrs. B. C. Lokey by deed from J. A. Arrington and wife of record in book 782, page 675, Register's Office for said County, now owned by Mike Walsh; thence with Walsh's west line north 9° 15' west 299.3 feet, north 42° west 285.8 feet, north 73° west 122.1 feet to an iron pin, continuing with Walsh's west line and the west line of the Dickerson land, north 3° 15' east 936.7 feet to a stake, the northeast corner of this tract, thence north 88° 45' west 668 feet to a stake in the west line of the lands of James Arrington and Bernards' east line; thence with the northeast line south 2° west 1000 feet to an iron pin, the northwest corner of the land belonging to Marjorie F. Nichols; thence south 83° east 813 feet to a stake; thence south 42° east 120.8 feet to a stake; thence south 9° 15' east 299.3 to a point in the center line of Eaton's Creek Road; thence with the center of the same south 88° east 50 feet to the point of beginning, containing in all approximately sixteen (16) acres.

Being the same property conveyed to James Richard Hitchcock by deed from Margaret L. Murray, dated September 8, 1987, of record in Deed Book 7347, page 17, Register's Office for said County.

Pursuant to Tenn. Code Ann. S 66-24-121 (a), the legal description is the same as in the previous deed of record.

SAID property is subject to such conveyances which may have affected the property conveyed herein and only conveys that land which can be shown by survey and or detailed title search, no warranty as to accuracy of description is implied or expressed.

SAID property is conveyed subject to such limitations, restrictions and encumbrances, as may affect the premises with no warranty expressed or implied, Grantor conveys only such interest as he/she may have.

Pursuant to Tenn Code Ann 660240121(a), the legal description was prepared from the boundary survey identified.

This instrument was prepared by information furnished by the parties herein.

The legal description stated above has been taken from the prior Warranty Deed conveying the interest in said property to the Decedent. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by Quitclaim and Grantor makes no warranty about the title.

This property has never been the residence of the grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

A Life Estate is set forth in the Will and this Conveyance is subject to a RETAINED LIFE ESTATE in said property held by Marvin Brown, during his natural life.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 5849 Happy Hollow Ln Joelton TN 37080

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hands this 29 th day of Aug, 2014.

James V. Mondelli, 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 James V. Mondelli, Executor the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 29 day of Aug, 2014.

Commission expires: 3·3·15

Notary Public

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: _____

RETURN TO:
James V. Mondelli
5115 Maryland Way
Brentwood, Tennessee 37027

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, on 8.29.14.

Notary Public James C. Smith

My Commission Expires: March 3, 2015

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY