This Instrument Prepared By:
Dodson Parker Behm & Capparella, PC
1310 6th Avenue, North
Nashville, TN 37208

BILL GARRETT, Davidson County
Trans:T20140095886 DEEDQC
Recvd: 12/23/14 10:18 6 pgs
Fees:32.00 Taxes:0.00
20141223-0117250

EXECUTOR'S QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	PARCEL ID
Robert Larry Lovelace	Same	095 04 0 211.00
108 Rolling Mill Road		
Old Hickory, TN 37135		

IN ORDER TO ADMINISTER THE ESTATE OF **ERNESTINE NIEDERHAUSER LOVELACE**, the Executor, on behalf of such Estate, (herein collectively "**Grantor**") does hereby assign, grant, transfer, and convey unto **ROBERT LARRY LOVELACE**, as devisee, (herein "**Grantee**"), and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following tract of land in Davidson County, Tennessee, described as follows, to-wit:

> Being the northwest part of Lot No. 24 on the Map of Bluefields, of record in Book 843, page 16, Register's Office for said County, and described as follows:
>
> Beginning at a point in the easterly margin of Spring Valley Road at the northwest corner of the property conveyed to Buford Hurt and wife by deed from Eula Myrtle Stanford, of record in Book 1218, Page 8, of the Register's Office for said County; thence along Hurt's north line, South 53° East 165.8 feet to the west line of a part of said lot owned by Hooper; thence with Hooper's west line, North 25° West 224.7 feet more or less to the south margin of Bluefields Avenue; thence with the margin of the same westerly 88.3 feet to the beginning of a curve; thence around said curve southwesterly 83.3 feet to the easterly margin of Spring Valley Road; thence with the margin of the same southerly 167 feet to the point of beginning.
>
> Being the same property conveyed to Ernestine Niederhauser by deed from J. Austin Demontbreun and wife, Edna N. Demontbreun, of record in Book 1916, Page 326, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(D) and 67-4-409(a)(4).

Robert Larry Lovelace
Affiant

SUBSCRIBED AND SWORN TO before me this 3rd day of December, 2014.

Phyllis R VanOlst
Notary Public

My Commission Expires: _____

PHYLLIS R. VANOLST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires OCT. 18, 2016

This is improved property known as 2601 Bluefield Avenue, Nashville, Tennessee 37214.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

The undersigned Grantor executes this Executor's Quitclaim Deed solely in his official capacity as Executor and not individually or otherwise.

SYDNEY ERNEST LOVELACE and **SHERRY LOVELACE (KENNEDY) KROEGER** join in this deed for the limited purpose of quitclaiming any interest they may have, if any, in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Executor's Quitclaim Deed this 3rd day of December, 2014.

Estate of Ernestine Niederhauser Lovelace

Robert Larry Lovelace, Sr., Executor
Robert Larry Lovelace, as Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for the above jurisdiction, the within named **ROBERT LARRY LOVELACE**, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), who after being first duly sworn, stated that he has the full power and authority to execute the foregoing Executor's Quitclaim Deed on behalf of the Estate of Ernestine Niederhauser Lovelace and acknowledged that he is the Executor of the Estate of Ernestine Niederhauser Lovelace, the within named Grantor, and that in such capacity, he, being authorized so to do, executed the foregoing Executor's Quitclaim Deed for the purposes therein contained, on behalf of the Estate of Ernestine Niederhauser Lovelace.

Witness my hand and official seal this 3rd day of December, 2014.

Phyllis R VanOlst
NOTARY PUBLIC

My Commission Expires: _____.

PHYLLIS R. VANOLST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires OCT. 10, 2016

Sherry Lovelace (Kennedy) Kroeger
SHERRY LOVELACE (KENNEDY) KROEGER

STATE OF Oregon :
COUNTY OF Deschutes :

Personally appeared before me, a Notary Public in and for the above jurisdiction, the within named **SHERRY LOVELACE (KENNEDY) KROEGER**, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), who after being first duly sworn, stated that the matters as recited in the foregoing Executor's Quitclaim Deed conveying to Robert Larry Lovelace the property located at 2601 Bluefield Avenue, Nashville, Tennessee 37214 are true, acknowledged that she joins in the foregoing Executor's Quitclaim Deed for the purposes therein contained, and that such was her free act and deed.

Witness my hand and seal, this the 09 day of December, 2014.

Caitlin Dean
NOTARY PUBLIC

My Commission Expires: 10-26-2018

OFFICIAL STAMP
CAITLIN DEAN
NOTARY PUBLIC - OREGON
COMMISSION NO. 933447
MY COMMISSION EXPIRES OCTOBER 26, 2018

SYDNEY ERNEST LOVELACE

STATE OF _____:
COUNTY OF _____:

Personally appeared before me, a Notary Public in and for the above jurisdiction, the within named **SYDNEY ERNEST LOVELACE**, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), who after being first duly sworn, stated that the matters as recited in the foregoing Executor's Quitclaim Deed conveying to Robert Larry Lovelace the property located at 2601 Bluefield Avenue, Nashville, Tennessee 37214 are true, acknowledged that he joins in the foregoing Executor's Quitclaim Deed for the purposes therein contained, and that such was his free act and deed.

Witness my hand and seal, this the ___ day of _____, 2014.

_____ My Commission Expires: _____
NOTARY PUBLIC

See GA Ack.

CERTIFICATE OF ACKNOWLEDGMENT

State of California)
County of Los Angeles)

On 12/18/2014 (Date) before me, Beth Rotondo, Notary Public (here insert name and title of the officer),
personally appeared Sydney Ernest Lovelace (Name(s) of Signer(s))
who proved to me on the basis of satisfactory evidence to be the person (s) whose name (s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity ~~(ies)~~, and that by his/~~her/their~~ signature (s) on the instrument the person (s), or the entity upon behalf of which the person (s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

BETH ROTONDO
COMM. # 2004763
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
COMM. EXPIRES JAN. 20, 2017

Signature Beth Rotondo (Signature of Notary Public)

Place Notary Seal Above

Exec. Quitclaim Deed