BILL GARRETT, Davidson County
Trans:T20150070434 DEEDQC
Recvd: 08/20/15 14:04 4 pgs
Fees:22.00 Taxes:0.00
20150820-0084156

THIS INSTRUMENT PREPARED BY:
Catherine H. Gwyn
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, Tennessee 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 13th day of August 2015.

Notary Public

My Commission Expires: July 31 2018

SHELIA JANEECE GRIGGS STATE OF TENNESSEE NOTARY PUBLIC HICKMAN COUNTY

Address New Owners As Follows:
Kenneth T. Anderson
Tiffani Lynn Anderson Chern
Robyn Rochelle Anderson Harris
8156 Hwy 25 East
Cross Plains, TN 37049

Send Tax Bills To:
Same

Map-Parcel Numbers:
02200007100

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **KENNETH T. ANDERSON, THE DULY APPOINTED EXECUTOR OF THE ESTATE OF NONA KATE ANDERSON, deceased** ("the Decedent"), who died on January 18, 2015, and whose estate is being administered in the Seventh Circuit Court (Probate Division) of Davidson County, Tennessee, Docket No. 15P-186, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the distribution of the estate of the Decedent pursuant to the Decedent's Last Will and Testament which was duly admitted to probate and of record at the Clerk's Office of the Seventh Circuit Court (Probate Division) of Davidson County, Tennessee, hereby releases, remises and quitclaims unto **KENNETH T. ANDERSON,** as to a one-half undivided interest, **TIFFANI**

LYNN ANDERSON CHERN, as to a one-quarter undivided interest and **ROBYN ROCHELLE ANDERSON HARRIS,** as to a one-quarter undivided interest (the "Grantee"), all the right, title and interest of the Decedent's estate in in the following described tract of land in Davidson County, Tennessee, described as follows:

> Land located in the 01 Councilmanic District of Davidson County, Tennessee and described according to a survey by R.L. Montoya Land Surveying dated December 28, 2010 as follows:
>
> Beginning at a p.k. nail located in the south margin of Old Clarksville Pike, said point being the northeast corner of this tract, the corner to United States Properties Of Nashville, LLC as record in Inst. No. 20020612-0071691; thence, along the east line of this tract as follows; South 8 degrees 32 minutes 25 seconds West, 130.53 feet to an iron rod (found); thence, South 20 degrees 22 minutes 35 seconds East 111.00 feet to an iron rod (set); thence, South 0 degrees 55 minutes 29 seconds West 127.98 feet to an iron rod (set); thence, leaving said east line along a new south line of this tract, North 66 degrees 29 minutes 30 seconds West 650.65 feet to an iron pipe (found) said point being the southwest corner of this tract; thence, with said west line of this tract, the east line of Parcel 146, North 14 degrees 29 minutes 00 seconds East 399.73 feet to a p. k. nail in the asphalt drive in the south margin of Old Clarksville Pike; thence, with said south margin South 75 degrees 22 minutes 26 seconds East 115.86 feet to an iron rod (found); thence, along a line common to Parcel 70, South 13 degrees 50 minutes 22 seconds West 125.00 feet to an iron rod (set); thence, South 75 degrees 14 minutes 53 seconds East 100.00 feet to an iron rod (set); thence, North 13 degrees 27 minutes 37 seconds East 127.30 feet to an iron rod (set) in the south margin of Old Clarksville Pike; thence, with the south margin South 76 degrees 41 minutes 33 seconds East 227.00 feet to the point of beginning, containing 5.02 acres more or less.

This conveyance is made subject to the following described Ingress-Easement reserved in the deed of record in Instrument No. 20120815-0072853, Register's Office for said County, over the above described tract to the adjoining lands of Kenneth T. Anderson, which Ingress-Egress Easement shall run with the land and inure to the benefit of the adjoining property of Kenneth T. Anderson, his heirs and assigns:

> Ingress-Egress Easement
>
> Land located in the 01 Councilmanic district of Davidson County, Tennessee and described according to a survey by R.L. Montoya Land Surveying dated December 28, 2010, and being the center line of a 25 foot Ingress-Egress Easement to the remaining acreage of Nona Kate Anderson's property as follows:
>
> Beginning at a p.k. nail in the south margin of Old Clarksville Pike, said point being the northeast corner of the above described tract, the northwest corner of

United State Properties of Nashville, LLC, as recorded in Inst. No. 20020612-0071691, thence; along the south margin North 76 degrees 41 minutes 33 seconds West 153.69 feet to a point; this being the point of beginning for this described center line of the Ingress-Egress Easement; thence, leaving said south margin as follows: South 15 degrees 44 minutes 21 seconds West 120.00 feet to a point; thence, South 43 degrees 48 minutes 13 seconds West 200.00 feet to a point; thence, South 17 degrees 19 minutes 08 seconds West 137.17 feet to a point in the south property line of the 5.02 acre tract.

Being the same property conveyed to the Decedent by deed from Susan S. Weiss, Trustee, of record in Instrument No. 20120815-0072853, said Register's Office. The said Decedent died on January 18, 2015. The Decedent's estate is being administered in the Seventh Circuit Court (Probate Division) of Davidson County, Tennessee, Docket No. 15P-186. Kenneth T. Anderson, the duly appointed Executor, executes this document in connection with the distribution of the estate of the Decedent pursuant to her Last Will and Testament, which makes all real property part of the Decedent's probate estate.

This is improved property known as the Anderson & Garrett Funeral Home at 3501 Old Clarksville Pike, Joelton, TN 37080.

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

WITNESS my hand effective the 13 day of August, 2015.

KENNETH T. ANDERSON, EXECUTOR

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENNETH T. ANDERSON, EXECUTOR, 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 purposes therein contained.

WITNESS my hand, at office, this 13th day of August, 2015.

Notary Public

My Commission Expires: July 31, 2018

