BILL GARRETT, Davidson County
Trans:T20150076866 DEEDQC
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Fees:17.00 Taxes:0.00
20150909-0091765

This instrument prepared by:
Lesa H. Skoney
Tune, Entrekin & White, P.C.
315 Deaderick St., Ste. 1700
Nashville, TN 37238
(615) 244-2770

ADMINISTRATOR'S QUITCLAIM DEED

NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL
Bertram B. Dennis Jr. as Trustee of the Martha Dennis Residuary Family Trust 604 Vernon Avenue Nashville, TN 37209	SAME	084 10 0 023.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration, or value, whichever is greater for this transfer is zero (0)

Bertram B. Dennis Jr.
AFFIANT

Subscribed and sworn to before me this 8th day of Sept., 2015.

LESA H. SKONEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Comm. Expires March 6, 2018

Lesa H. Skoney
NOTARY PUBLIC

My commission expires: 3-6-18

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, and for the purpose of making a distribution from an estate, I, BERTRAM B. DENNIS, JR., as Administrator C.T.A. of the Estate of Martha Carter Dennis, Grantor, do hereby transfer and convey unto BERTRAM B. DENNIS, JR., as Trustee of the MARTHA DENNIS RESIDUARY FAMILY TRUST, a testamentary trust under the Last Will and Testament of Martha Carter Dennis, all of the right, title and interest of Martha Carter Dennis, deceased, in and to an undivided ½ interest as tenants in common, in certain property in Davidson County, Tennessee, described as follows:

See attached Exhibit A

IN WITNESS WHEREOF, the undersigned has executed this instrument this 8th day of Sept., 2015.

Estate of Martha Carter Dennis

BY: Bertram B. Dennis Jr.
BERTRAM B. DENNIS, JR.
Administrator C.T.A.

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 BERTRAM B. DENNIS, JR., the within named bargainor, 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 8th day of Sept., 2015.

Lesa H. Skoney
NOTARY PUBLIC

My commission expires: 3-6-18.

LESA H. SKONEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 6, 2018

(This deed is prepared by this firm without title examination, and without any assurance as to the status of the title and is prepared solely based upon deeds and representations furnished by the Grantor; the parties are advised to obtain title insurance or a title exam if they wish to confirm title status prior to acceptance of this deed)

Exhibit A
PROPERTY DESCRIPTION

2209 Maplecrest Drive – Lot 52 and part of Lot 53 (Unimproved)

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot no. 52 and the southerly part of Lot No. 53, on the Plan of Maplecrest Subdivision, as of record in Book 1835, Pages 27 and 28, Register's Office for said County, and described together as follows:

Beginning at a point on the westerly margin of Maplecrest Drive, at the common corner of Lots 51 and 52; thence with the margin of said Drive, northwardly, along a slight curve, 110 feet to the southeast corner of the property conveyed to A.D. Hewlett by deed of record in Book 2204, Page 463, said Register's Office; thence with Hewlett's south line westwardly 285 feet to the easterly right-of-way line of the Tennessee Central Railroad; thence with the line of the same, southwestwardly, passing the corner of Lots 52 and 53 at 220 feet, a total distance of 360 feet to an offset in said right-of-way line; thence continuing with said railroad right-of-way southeastwardly 15 feet to a point, and continuing with the same, southwestwardly, along a slight curve, 200 feet to the corner of Lots 51 and 52; thence with the line between said lots, northeastwardly 736 feet to the margin of Maplecrest Drive, the point of beginning.

Being the same property conveyed to Bertram Barkley Dennis and wife Martha Carter Dennis by deed of Bertram Barkley Dennis, and wife Martha Carter Dennis to Wm. Thomas McHugh, Trustee and by William T. McHugh as Trustee to Bertram Barkley Dennis as to an undivided ½ interest as tenant in common and to Martha Carter Dennis as to an undivided ½ interest as tenant in common, of record in Book 10467, Page 911, Register's Office for Davidson County, TN. The said Bertram Barkley Dennis having since died and his undivided ½ interest as tenant in common having passed under his Last Will and Testament of record in Will Book 8, page 65, of the Chancery Court of Cheatham County, TN and by Executor Quitclaim Deed of record in Instrument No. 20051201-0144433, Register's Office of Davidson County, to Bertram B. Dennis, Jr. and William T. McHugh as Co-Trustees of the Dennis Tennessee Marital Trust; said Instrument No. 20051201-0144433 having been corrected by Deed of Correction of record in Instrument No. 20150909-0091764, Register's Office of Davidson County. The said William T. McHugh having since died leaving Bertram B. Dennis, Jr. as sole Trustee. The said Martha Carter Dennis having since died and her undivided ½ interest as tenant in common having passed under her Last Will and Testament of record in Will Book 10, page 591 of the Chancery Court of Cheatham County, TN, to Bertram B. Dennis, Jr., as Trustee of the Martha Dennis Residuary Family Trust u/w/o Martha Carter Dennis.

This being unimproved property situated next to, abutting and adjoining the improved property at 2209 Maplecrest Drive, in Donelson, TN 37209.