BILL GARRETT, Davidson County
Trans:T20160000543 DEEDWARR
Recvd: 01/04/16 16:01 3 pgs
Fees:17.00 Taxes:0.00
20160104-0000600

Owner/Responsible Taxpayer:
George Larry Jent
506 E. Babcock Street
Bozeman, MT 59715

This Instrument Prepared By:
Chad W. Hampton, Attorney
2116 Cross Creek Drive
Maryville, TN 37803

Tax Parcel Number:
129 04 0 038.00

EXECUTOR'S DEED

This instrument is made and entered into as of the 22nd day of December, 2015, between GEORGE LARRY JENT, Executor of the Estate of Clarence H. Jent, Jr., deceased ("First Party"), and GEORGE LARRY JENT, individually, of Gallatin County, Montana ("Second Party").

*** * * W I T N E S S E T H * * ***

That for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration in hand paid at and before the delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, and in connection with the final distribution and closing of the Estate of Clarence H. Jent, Jr. (the "Estate"), the decedent's Last Will and Testament ("Will) having been duly admitted to probate in Davidson County, Tennessee, Seventh Circuit Court, Probate Division (Docket No. 13P1738), First Party, in his capacity as Executor of the Estate, and pursuant to Article IV of the Will, hereby conveys and QUIT CLAIMS unto Second Party all of the right, title and interest of the Estate, if any, it has in and to the following described property, to-wit ("Property"):

> Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Westview Subdivision of record in Book 2330, Page 155, Register's Office for Davidson County, Tennessee
>
> BEGINNING at a point in the southwest margin of Haverford Drive at the common corner of Lots 9 and 10; thence south along the dividing line between said Lots 171.2 feet to a point in the western margin or rear line of Lot 2; thence with the line between Lots 2 and 10 in a southwesterly direction 179.2 feet to a point in the northerly line of Lot 1; thence with the line between Lots 1 and 10 in a westerly direction 130.3 feet; thence along the westerly wine of

Lot 10 in a northeasterly direction 255.6 feet to a point in the north margin of Haverford Avenue; thence with said avenue east 42 feet to the beginning.

The foregoing legal description is the same as in the previous deed of record, no new boundary survey having been made at the time of this conveyance.

BEING the same property conveyed to Clarence H. Jent, Jr. and wife, Lora B. Jent, from Gaylord C. Howerton and wife, Virginia R. Howerton, by Warranty Deed dated June 28, 1965, and of record in Book 3908, page 925 in the Register's Office of Davidson County, Tennessee.

Upon oath, First Party acknowledges and states that Clarence H. Jent, Jr. died testate on or about February 11, 2013, and was unmarried at the time of his death, as his wife, Lora B. Jent predeceased him, leaving Clarence H. Jent, Jr. as the surviving tenant by the entirety as they were husband and wife at the time of her death without any intervening divorce between them. Further, First Party makes oath that the Will of the said Clarence H. Jent, Jr., gave the Personal Representative, George Larry Jent, power of sale of the subject property. Said Will is of record in the Davidson County Probate Court, Seventh Circuit Court, Probate Division (Docket No. 13P1738), and a certified copy of the Will has been recorded.

First Party makes further oath that there are no unpaid creditors for Clarence H. Jent, Jr., that there are no estate or inheritance taxes due, and that Clarence H. Jent, Jr. was never a TennCare recipient.

IN WITNESS WHEREOF, First Party has hereunto set his hand as of the day and year first above written.

George Larry Jent, Executor of the
Estate of Clarence H. Jent, Jr.

STATE OF MONTANA)
)
COUNTY OF GALLATIN)

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared **GEORGE LARRY JENT**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Executor of the Estate of Clarence H. Jent, Jr., deceased, and that he as such Executor, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing his name as the Executor of the Estate of Clarence H. Jent, Jr., deceased.

Witness my hand and seal at office, this 22 day of December, 2015.

Jessica L Rice
Notary Public

My Commission Expires: /

JESSICA L RICE
NOTARIAL SEAL
STATE OF MONTANA
JESSICA L RICE
Notary Public
for the State of Montana
Residing at:
Bozeman, Montana
My Commission Expires:
February 18, 2018

STATE OF MONTANA)
)
COUNTY OF GALLATIN)

I hereby swear or affirm that the actual consideration for this transfer was $0.

George Larry Jent
Affiant

Sworn to and subscribed before me,
this 22 day of December, 2015.

Jessica L Rice
Notary Public

My Commission Expires: /

JESSICA L RICE
NOTARIAL SEAL
STATE OF MONTANA
JESSICA L RICE
Notary Public
for the State of Montana
Residing at:
Bozeman, Montana
My Commission Expires:
February 18, 2018