Davidson County DEEDQC
Recvd: 02/18/16 13:34 5 pgs
Fees:27.00 Taxes:0.00
20160218-0015508

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (BHS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

| Address New Owner(s) | Send Tax Bills To: | Parcel ID Number(s) |
|---|---|---|
| Raymond D. Lane, Jr.<br>Nancy R. Edwards<br>Elijah S. Minter<br>Raymond D. Lane, Jr. and Nancy R. Edwards, as co-trustees of the William Thomas Allen Gibson 2015 Vested Trust<br>1305 Fourth Avenue North<br>Nashville, TN 37208 | Nancy R. Edwards<br>1305 Fourth Avenue North<br>Nashville, TN 37208 | Map & Parcel<br>087 00 0 099.00<br>Davidson County |

# EXECUTOR'S QUITCLAIM DEED

## Recitals

Audrey Juanita Lane died testate on February 14, 2015, leaving a Last Will and Testament dated October 28, 2013 (the "Will"), which has been probated and properly recorded under Docket No. 15P-416 in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division). Raymond D. Lane, Jr. and Nancy Lane Edwards are the duly qualified and acting Co-Executors of the estate of Audrey Juanita Lane, who owned the real property described below (the "Property"). Pursuant to the Will, the Property is to be distributed as provided herein.

Now, therefore, for and in consideration of ONE DOLLAR ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, Raymond D. Lane, Jr. and Nancy R. Edwards, as Co-Executors of the estate of Audrey Juanita Lane (the "Estate"), and not further or otherwise, by these presents do hereby quitclaim and convey unto Raymond D. Lane, Jr., Nancy R. Edwards, Elijah S. Minter, and Raymond D. Lane, Jr. and Nancy R. Edwards, as Co-Trustees of the William Thomas Allen Gibson 2015 Vested Trust ("Grantees"), as tenants-in-common and in the following proportions of ownership:

| | |
|---|---|
| Raymond D. Lane, Jr. | 1/3 |
| Nancy R. Edwards | 1/3 |
| Elijah S. Minter | 1/6 |
| Raymond D. Lane, Jr. and Nancy R. Edwards, Co-Trustees of the William Thomas Allen Gibson 2015 Vested Trust | 1/6 |

their heirs and assigns, all of their right, title and interest as Co-Executors of the Estate in and to those certain tracts or parcels of land located in Davidson County, Tennessee, described on Exhibit A hereto.

This is unimproved property known as 4278 Central Pike, Hermitage, Tennessee.

The description herein is the same as that contained in the prior deed.

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

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 31st day of December, 2015.

Raymond D. Lane, Jr., Co-Executor

Nancy R. Edwards, Co-Executor

STATE OF TENNESSEE )
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Raymond D. Lane, Jr., the within named bargainor and Co-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 31st day of December, 2015.

Notary Public

MARTHA B. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-9-2018

My Commission Expires:

Jan 9, 2018

STATE OF TENNESSEE )
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Nancy R. Edwards, the within named bargainor and Co-Executor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of December, 2015.

Martha B. Brown
Notary Public

MARTHA B. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-9-2018

My Commission Expires:

Jan 9, 2018

STATE OF TENNESSEE )
COUNTY OF Davidson )

The actual consideration for this transfer is $-0-.

Raymond D Lane Jr
Raymond D. Lane, Jr.

Subscribed and sworn to before me this 31st day of December, 2015.

Martha B. Brown
Notary Public

MARTHA B. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-9-2018

My Commission Expires:

Jan 9, 2018

## EXHIBIT A

Land in the 4th Civil District of Davidson County, Tenn, as per survey of John D. McCormick, Hermitage, Tenn., and more particularly described as follows:

Beginning at a point in the southern margin of Central Pike at the present Northeast corner of the lands of the Grantors, of record in Deed Book 4219, page 338, RODC; thence southerly S. 0° 44' W. 230.9 Ft. to an iron pin; being the present Southeast corner of the lands of Grantors; thence westerly N. 88° 30' W. 50 Ft. to an iron pin; thence northerly N. 0° 44' E. 231.5 Ft. to an iron pin in the southern margin of Central Pike; thence easterly with the southern boundary of the said Central Pike S. 87° 45' E. 50 Ft. to the point of beginning, containing 0.26 Acre more or less.

Being the same property conveyed to Raymond D. Lane (who died on January 15, 2008) and wife, Audrey Juanita Lane, by deed from the Trustees of the Central Pike Church of Christ, dated October 25, 1980, of record at Instrument Number 00005669-0000985, Register's Office for Davidson County, Tennessee.

16012212.1

# True Copy Certification

I, _Lucretia Albert_, 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.

Lucretia Albert
Signature

State of Tennessee

County of Davidson

Personally appeared before me, _Heather C. Dye_, a notary public for this county and state, _Lucretia Albert_ who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather C. Dye
Notary's Signature

My Commission expires: 8/20/2019

Notary's Seal (if on paper)

