THIS INSTRUMENT PREPARED BY:
Timothy L. Takacs, Attorney
P.O. Box 364
Hendersonville, TN 37077-0364

From information furnished by the parties.

Address New Owners
Janet D. Holt, Trustee
6456 Murray Lane
Brentwood, TN 37027

Send Tax Bills To
Same

Parcel Id.
008 00 0 113.00

Quitclaim Deed by Executor

Grantor: Janet D. Holt, Executor of the Estate of James Demonbreun, deceased, Probate Court of Robertson County, Tennessee, Case No. 2015-CV-506
Grantee: Janet D. Holt, Trustee of the Audrey Sue Demonbreun Special Needs Trust

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest as Executor of the decedent's estate in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

LAND in the 14th Civil District of Davidson County, Tennessee, described according to a survey made June 12, 1971 by John R. Alley, Surveyor, as follows:
BEGINNING at a post in the easterly margin of U.S. Highway 431 or the Whites Creek Pike, a corner to Patterson and the most southerly corner of this land; thence with said highway margin north 45° 45' west 185 feet to a post, a corner to James Demonbreun; thence with the line of said Demonbreun north 44° east 200 feet to a point and north 43° west 158 feet to a post, a corner to said Demonbreun and Tract 2 of this survey; thence with thence with the line of said Tract 2 north 45° 30' east 1,188 feet to a stake and south 85°15' east 338 feet to a stake, a corner to said Tract 2 in the line of H. H. Raines; thence with the line of said Raines as follows: south 4° 20' west 165 feet to a stake; north 85° 45' west 239 feet to a 30 inch red oak tree and south 40° 15' west 222.5 feet to an iron pin, a corner to said Raines and aforesaid Patterson; thence with a fence and the line of said Patterson, south 38°45' west 1,118 feet to the beginning, containing 8.55 acres, more or less.

Being the same property conveyed to Janet D. Holt, Executor of the Estate of James Demonbreun, deceased, Probate Court of Robertson County, Tennessee, Case No. 2015-CV-506 by deed from Janet D. Holt, Trustee under the Revocable Trust Agreement of James Demonbreun and Audrey Sue Demonbreun, dated July 14, 2015, of record in Instrument No. 20160329-0029139, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 7804 Whites Creek Pike, Joelton, TN 37080.

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

Janet D. Holt, Executor
Grantor

BILL GARRETT, Davidson County
Trans:T20160024948 DEEDQC
Recvd: 03/29/16 08:18 2 pgs
Fees:12.00 Taxes:0.00
20160329-0029140

State of Tennessee
County of Williamson

On March 21, 2016, before me personally appeared Janet D. Holt, who acknowledged herself to be the Executor of the Estate of James Demonbreun, and that she as such Executor executed the foregoing instrument for the purpose therein contained, by signing her name as Executor.

Notary Public

My commission expires: May 30, 2016

DANIEL KUDRATT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

* *

State of Tennessee
County of Williamson

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Janet D. Holt, Trustee
Grantee

Sworn to and subscribed before me on March 21, 2016.

Notary Public

My commission expires: May 30, 2016

DANIEL KUDRATT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY