This instrument was prepared by:

Randolph A. Veazey
**VEAZEY & TUCKER**
Washington Square
222 Second Avenue, North, Suite 312
Nashville, Tennessee 37201

BILL GARRETT, Davidson County
Trans:T20160101834 DEEDQC
Recvd: 11/17/16 13:07 4 pgs
Fees:22.00 Taxes:0.00
20161117-0121406

Grantor: Joe Alan Carter as Executor
of the Estate of William T. Carter

Part of Map 161; Parcel 242
Part of Map 161; Parcel 243

Grantees:

Kathy Marie Guthrie
5214 Pritchett Drive, Apt. A
Nashville, Tennessee 37220-2217

Joe Alan Carter
512 Rochelle Drive
Nashville, Tennessee 37220-2044

Send Tax Bills To New Owner:

Joe Alan Carter
512 Rochelle Drive
Nashville, Tennessee 37220-2044

## EXECUTOR'S QUITCLAIM DEED

William T. Carter died on January 6, 2016 leaving a Last Will and Testament dated April 23, 2013 and A First Codicil to his Last Will and Testament dated December 18, 2015. The Will and First Codicil were admitted to probate on January 21, 2016 in the Seventh Circuit Court for Davidson County, Tennessee, Docket Number 16P59. The Will and Codicil named Joe Alan Carter as the Executor of the Estate. The Executor is duly qualified and has been issued Letters Testamentary. The Executor by the signing this Deed releases any right the Executor has to recover this property in the event of the subsequent insolvency of this Estate.

In accordance with the provisions of the Will and First Codicil of William T. Carter, Joe Alan Carter, as Executor of the Estate of William T. Carter, quitclaims to Joe Alan Carter and Kathy Marie Guthrie, all rights, title, and interest in the following described real estate located in Davidson County, Tennessee to wit:

Being a parcel of land situated in Nashville, Davidson County, Tennessee, described according to a survey made by Dale & Associates, dated August 4, 1988, as follows:

Beginning at a point situated in the southwesterly quadrant of the right-of-way intersection of Nolensville Road and Swiss Avenue;

Thence, along the westerly margin of Nolensville Pike, S 4-57'-29" E, a distance of 115.00 feet to a point;

Thence, S 85-02'-31" W, a distance of 50.00 feet to a point;

Thence, S 4-57'-29" E, a distance of 101.40 feet to a point;

Thence, around a curve to the right having a central angle of 2-22'-50", a radius of 4,128.00 feet, a length of 171.51 feet to a point;

Thence, leaving the westerly margin of Nolensville Pike, N 83-38'-04" W, a distance of 434.00 feet to a point;

Thence, N 6-00'-40" E, a distance of 167.81 feet to a point situated in the southerly margin of Swiss Avenue;

Thence, along the southerly margin of Swiss Avenue, around a curve to the left having a central angle of 6-02'25", a radius of 669.22 feet and a length of 70.55 feet to a point;

Thence, N 60-19'-00" E, a distance of 178.00 feet to a point;

Thence, around a curve to the right having a central 24-39'-58", a radius of 407.36 feet, and a length of 175.37 feet to a point;

Thence, N 85-01'-08" E, a distance of 50.02 feet to the point of beginning and containing 2.86 acres of land more or less.

Being a portion of the same property conveyed to The Christopher Nicola Tomescu Trust and the Joe & Sharon Feagin Children's Trust from Bill Henry and wife, as of record in Deed Book 6755, Page 397, R.O.D.C., Tennessee, and The Christopher Nicola Tomescu Trust and the Joe & Sharon Feagin Children's Trust from Hickory Heights Enterprises of record in Deed Book 6751, Page 296, Register's Office for Davidson County, Tennessee.

THIS IS UNIMPROVED PROPERTY KNOWN AS Part of Map 161; Parcel 242 and Part of Map 161; Parcel 243.

And we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

This transfer is by Quitclaim and there are no warranties about the title.

Witness my hand at Nashville, Tennessee this 14th day of November, 2016.

Estate of William T. Carter

By: Joe Alan Carter
Joe Alan Carter, Executor of the Estate of
William T. Carter

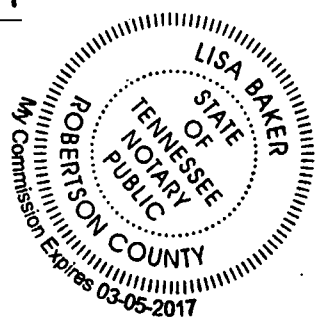
STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, Joe Alan Carter, Executor of the Estate of William T. Carter, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Executor of the Estate of William T. Carter, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 14th day of November, 2016.

Lisa Baker
Notary Public

My commission expires: 3/5/17



## AFFIDAVIT OF CONSIDERATION

**STATE OF TENNESSEE ]**
**]**
**COUNTY OF DAVIDSON ]**

**The actual consideration or value, whichever is greater, for this transfer is Zero Dollars. Maximum principal indebtedness for Tennessee Recording Tax purpose is $0.00.**

Joe Alan Carter
**JOE ALAN CARTER**

**Subscribed and sworn to before me this** 14th **day of** November, **2016.**

Lisa Baker
**NOTARY PUBLIC**

**My Commission Expires:**

3/5/17

LISA BAKER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 03-05-2017