THIS INSTRUMENT PREPARED BY:
BECK & BECK, Attorneys at Law, PLLC
4205 Gallatin Road
Nashville, TN 37216

BILL GARRETT, Davidson County
Trans:T20160111170 DEEDQC
Recvd: 12/19/16 10:21 2 pgs
Fees:12.00 Taxes:0.00
20161219-0132732

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is Ten ($10.00) Dollars.

AFFIANT

Subscribed and sworn to before me, this 16th day of December, 2016.

NOTARY PUBLIC

AMANDA PEDIGO
STATE
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

My Comm. Expires: July 2, 2018

ADDRESS NEW OWNERS:
J. MARTIN GREGORY
JULIA G. ARMES
MARGARET G. KERSTEN

SEND TAX BILLS TO:
P. O. BOX 41461
NASHVILLE, TN 37204-1461

MAP AND PARCEL: 082 02 0 062.00

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EXECUTOR'S QUITCLAIM DEED

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KNOW ALL MEN BY THESE PRESENTS that I, **KENT KERSTEN**, Executor for the **ESTATE OF LILLENE O. GREGORY**, deceased, for in and consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, and in connection with the distribution and closing of the **ESTATE OF LILLENE O. GREGORY**, the decedent's will having been duly admitted to probate in Davidson County, Tennessee, and recorded under Docket # 16P-466 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division for said county,has bargained and sold and hereby [conveys,] remises, releases and forever quitclaim **thirty-three and one-third interest to J. MARTIN GREGORY; thirty-three and one-third interest to JULIA GREGORY ARMES; AND thirty-three and one-third interest to MARGARET GREGORY**

KERSTEN, their heirs and assigns, all their right, title and interest in and to a certain tract [parcel] of land in Davidson County, Tennessee, described as follows:

A lot or parcel of l and in the 20th Ward of city of Nashville, Davidson County, Tennessee, described according to a survey made by Z. J. Wilkinson, Surveyor, January 9, 1948, as follows:

Beginning on the easterly margin of North First Street at the northwest corner of the property conveyed to B.C. Webb and wife, Ophelia Webb by deed from M.L. Freeland and wife, of record in book 1281, page 417, said Register's Office; thence with Webb's north line eastwardly 154.2 feet to the westerly margin of a 12 foot alley; thence with the westerly margin of said alley northwardly 50 feet; thence westwardly 152.9 feet to the easterly margin of North First Street; thence with the easterly margin of said Street, southwardly 50 feet to the beginning.

This being the same property conveyed to George D. Gregory and wife, Lillene O. Gregory, by deed of record in Book 3769, Page 437, Register's Office for Davidson County, Tennessee. George D. Gregory and Lillene O. Gregory were married at the time of his death on January 25, 2008, and the property then vested in Lillene O. Gregory as surviving tenant by the entirety. Lillene O. Gregory died on February 13, 2016, leaving as her only heirs at law her children, J. Martin Gregory, Julia Gregory Armes and Margaret Gregory Kersten.

This is improved property known as 923 Dickerson Road, Nashville, TN 37207.

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

WITNESS my hand this 16th day of December, 2016.

KENT KERSTEN, Executor for the
Estate of Lillene O. Gregory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, in and for said County and State, **KENT KERSTEN as Executor of the ESTATE OF LILLENE O. GREGORY,** 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 and official seal at office this the 16th day of December, 2016.

AMANDA PEDIGO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

NOTARY PUBLIC
My Commission Expires: July 2, 2018