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 10:22 3 pgs
Fees:17.00 Taxes:0.00
20161219-0132733

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

My Comm. Expires: July 2, 2018

AMANDA PEDIGO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission 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: 041 11 0 125.00

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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:

Land in Davidson County, Tennessee, being Lot 50 on the Plan of Bellshire Estates, Section 4, of record in Book 2133, page 113, Register's Office for Davidson County, Tennessee.

Said Lot 50 fronts 99 feet on the easterly margin of Devonshire Drive and runs back between lines, 336.6 feet on the south line and 323.2 feet on the north line, to a dead line in the rear on which it measures 138 feet.

Being part of the same property conveyed to E. B. Sanders, Jr. by deed of record from Bellshire Properties, Inc. of record in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 2294, page 346, Register's Office, Davidson County, Tennessee, and the Plan of record in Book 2133, page 113, said Register's Office, shows an Owners Certificate, a 50-foot setback line from Devonshire Drive, and 10-foot easement for public utilities across the rear of said lot.

This being the same property conveyed to G. D. Gregory and wife, Lillene O. Gregory, by deed of record in Book 2489, Page 459, Register's Office for Davidson County, Tennessee. G. 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 3917 Devonshire Drive, 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.

NOTARY PUBLIC
My Commission Expires: July 2, 2018

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