This Instrument Prepared by:
FRANK E. MONDELLI, SR.
Attorney at Law
KOOPERMAN, MONDELLI & LEONARDO
603 Woodland Street
Nashville, TN 37206-4211
(615) 259-1214

BILL GARRETT, Davidson County
Trans:T20170031815 DEEDQC
Recvd: 04/17/17 12:10 2 pgs
Fees:12.00 Taxes:0.00
20170417-0036889

This firm did not conduct a title search, issue a title opinion letter, or issue the title insurance regarding the sale of this property.

QUITCLAIM DEED FROM THE EXECUTRIX OF THE ESTATE OF DOROTHY BENTLE

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL NO.**
Margaret C. Bentle 200 Scott Ave. Nashville, TN 37206	Same	

DOROTHY BROWN BENTLE died on October 5th, 2016, leaving a Last Will and Testament dated August 14th, 2016. The Will was admitted to probate on November 17th, 2016 in the Probate Court for Davidson County, Tennessee, Docket No. 16P-1832. The Will named DEBRA ECKERT as Executrix. The Executrix is duly qualified. All debts of the Decedent have been paid. The Executrix, by signing this Quit Claim Deed, releases any right the Executrix has to recover this property in the event of the subsequent insolvency of this Estate. In accordance with the Last Will and Testament of Dorothy Brown Bentle, DEBRA ECKERT, Executrix, quit claims to MARGARET C. BENTLE, all right, title and interest in the following described real estate in Davidson County, Tennessee:

> LAND in Davidson County, Tennessee, being the southerly 50 feet of the westerly 150 feet of Lot "C" on the plan of the first Subdivision of part of Brownsville, as of record in Book 21, Page 112, Register's Office for said County.
>
> Said part of Lot "C" fronts 50 feet on the easterly side of Scott Avenue and extends back between parallel lines, with the northerly margin of Seymour Avenue, formerly Watkins Street, 150 feet to a dead line.
>
> Being the same property conveyed to Horace W. Bentle and wife, Dorothy B. Bentle, by deed from Mallernee Realty Company, Inc. of record in Deed Book 2646, Page 269,

Register's Office for Davidson County, Tennessee. The said Horace W. Bentle predeceased his wife, Dorothy B. Bentle, on August 11, 2007.

THIS is improved property known as 200 Scott Ave., Nashville, Davidson County, Tennessee 37206.

WITNESS my hand this 10th day of April, 2017.

Debra Eckert / Executrix

DEBRA ECKERT, Executrix of the Estate of Dorothy Brown Bentle

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,, the within named Executrix, Debra Eckert, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that she is the Executrix of the Estate of Dorothy Brown Bentle, and that as such Executrix, she executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10 day of _____, 2017.

DOMINIC JOSEPH LEONARDO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2018

NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Debra Eckert / Executrix

AFFIANT

Sworn to and subscribed before me this 10 day of April, 2017.

DOMINIC JOSEPH LEONARDO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2018

NOTARY PUBLIC
My Commission Expires: 1/8/2018