BILL GARRETT, Davidson County
Trans:T20170033321 DEEDQC
Recvd: 04/20/17 10:43 2 pgs
Fees:12.00 Taxes:0.00
20170420-0038789

PREPARED BY:

A. Michelle Poss
95 White Bridge Road, Suite 509, Cavalier Building
Nashville, TN 37205-1427
(615) 542-5339
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EXECUTOR'S QUITCLAIM DEED

Address of New Owner(s)	Send Tax Bills To:	Map and Parcel Numbers
Mark Brakebill **601A Harpeth Bend Drive** **Nashville, TN 37211**	**Same**	**142 15 0 028.00**

Know all men by these presents that Terry J. Canady as Executor of the **Estate of Vaunez S. Brakebill**, in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged; pursuant to the Will and First Codicil thereto of Vaunez S. Brakebill, Davidson County Probate Court No. 16P-778, does hereby quitclaim and convey to Mark Brakebill any and all interest in the following property:

Land in Davidson County, Tennessee, being Lot No. 108 on the Plan of Section I, Harpeth Valley Park, as of record in Book 3600, page 93, Register's Office for said County.

Said Lot No. 108 fronts 97.8 feet on the south side of Harpeth Bend Drive and extends back 215 feet on the east line and 135 feet on the west line to a dead line in the rear on which it measures 124.5.

Being the same property conveyed to James Frank Smith and wife, Dessie Smith and daughter, Vaunez S. Brakebill as joint tenants with right of survivorship by Warranty Deed from Barbara Jean Townes of record in Book 4538, page 257 Register's Office for Davidson County, Tennessee. James Frank Smith and Dessie Smith having predeceased Vaunez S. Brakebill as the sole remaining owner.

Being the same property conveyed to Vaunez S. Brakebill by Affidavit of Inheritance from the Estate of Dessie P. Smith, of record in Book 11593, page 865, recorded on July 29, 1999, in the Register of Deeds Office for Davidson County, Tennessee.

This is improved property known as 601 Harpeth Bend Drive, Nashville, Tennessee 37221.

This instrument is exempted from the valuation oath pursuant to *Tennessee Code Annotated* § 67-4-409(a)(5).

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

This instrument was prepared based solely upon information supplied by the parties, no record search having been conducted to verify the property description or to determine ownership or status of title.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 11 day of April, 2017.

Terry J. Canady, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Dana Cothern, a Notary Public in and for said County and State, the within named, Terry J. Canady, Executor, the Bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of April, 2017.

DANA COTHERN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 10-7-19

My Commission Expires_____