This instrument prepared by:

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Davidson County DEEDWARR
Recvd: 06/21/17 09:22 7 pgs
Fees:37.00 Taxes:0.00
20170621-0062279

NOTE TO REGISTER: Upon recording, please return the recorded instrument to: JOHN R. REYNOLDS, Attorney at Law, Suite 2702, The Office Tower, 611 Commerce Street, P. O. Box 190481, Nashville TN 37219-0481.

Address New Owner(s) as follows: **JACK BEATY, et al, 419 South Maple Street, Nokomis, IL 62075**

Name and Address of the person or entity responsible for payment of real property taxes: **SAME**

Map/Parcel No. **042 15 0 108.00**

MUNIMENT OF TITLE DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, BRUCE DEWITT (D.) HERTZ, died 14 August 2016, a resident of Nokomis, Montgomery County, Illinois; and

WHEREAS, BRUCE D. HERTIZ died seized and possessed of certain Real Property identified as 213 Linda Lane, Madison, Davidson County, Tennessee 37115; and

WHEREAS, BRUCE D. HERTZ left a paperwriting dated 07 July 2016, titled Last Will and Testament, and this paperwriting was duly approved, allowed and admitted to probate in the State of Illinois; and

WHEREAS, said paperwriting dated 07 July 2016, and admitted to the probate in the State of Illinois was entitled to probate in the State of Tennessee as sufficient to pass title to the Real Estate in this State; and

WHEREAS, said paperwriting dated 07 July 2016, was admitted to probate without formal administration to establish a muniment of title to Real Estate in Davidson County, Tennessee, in the Seventh Circuit Court (Probate Division), Davidson County, Tennessee, pursuant to Tennessee Code Annotated, Section 32-5-109; and

WHEREAS, JACK BEATY, JAKE BEATY and **GREG BEATY** are specific devisees and legatees of the hereinafter described Real Property under the Last Will and Testament of **BRUCE D. HERTZ, deceased;** and

NOW, THEREFORE, for and in consideration of the foregoing and other good and valuable considerations, the receipt and adequacy of which are

hereby acknowledged, and as evidence of the devise of and vesting the Real Property hereinafter described to **JACK BEATY, JAKE BEATY and GREG BEATY** by and under said Last Will and Testament of **BRUCE D. HERTZ**, deceased, the undersigned, **JACK BEATY, EXECUTOR** under the Last Will and Testament of Bruce D. Hertz, deceased, by these presents does hereby present this Instrument to acknowledge transfer and conveyance, and vesting title in and to **JACK BEATY, JAKE BEATY and GREG BEATY**, their heirs and assigns, hereinafter collectively referred as Grantee, that certain tract or parcel of land in **Davidson County, Tennessee,** and being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is (**X**) **improved** ( ) **unimproved** Real Property located at and known as **213 Linda Lane, Madison, Davidson County, Tennessee 37115**.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, **their** heirs and assigns forever; and Grantor as Executor covenants with the said Grantee that as Executor he has a good right to convey and vest the Real Property in the Grantee.

Grantor and Grantee are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has executed this Personal Representative's Deed on the 31st day of May 2017.

Jack B. Beaty
JACK BEATY

Jake Beaty
JAKE BEATY

Greg A Beaty
GREG BEATY

Jack B. Beaty, executor
Jack Beaty, executor

STATE OF ILLINOIS

COUNTY OF CHRISTIAN

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, the within named **JACK BEATY**, individually & Jack Beaty, executor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the foregoing Muniment of Title Deed for the purposes therein contained, by signing their names thereto.

Witness my hand and official seal at Taylorville, ~~XXXXXXXXXX~~ Illinois, this 31st day of May 2017.

Robin A. DeAtley Notary Public

My commission expires: 9-18-2017

OFFICIAL SEAL
ROBIN A. DEATLEY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 09-18-2017

STATE OF ____
COUNTY OF ____

The actual consideration or value, whichever is greater, for this transfer, is $ 00.00.

_____ Affiant

Subscribed and sworn to before me
this _____ day of _____ 2017.

_____ Notary Public

My commission expires _____.

STATE OF ILLINOIS ~~TENNESSEE~~

COUNTY OF CHRISTIAN

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, the within named **GREG BEATY** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the foregoing Muniment of Title Deed for the purposes therein contained, by signing his name thereto.

Witness my hand and official seal at Taylorville, Illinois ~~XXXXXXXXX~~, this 31st day of May 2017.

Robin A. Deatley Notary Public

My commission expires: 9-18-2017

OFFICIAL SEAL
ROBIN A. DEATLEY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 09-18-2017

STATE OF _____
COUNTY OF _____

The actual consideration or value, whichever is greater, for this transfer, is $ 00.00.

_____ Affiant

Subscribed and sworn to before me
this _____ day of _____ 2016.

_____ Notary Public

My commission expires _____.

STATE OF ~~TENNESSEE~~
ILLINOIS

COUNTY OF CHRISTIAN

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, the within named **JAKE BEATY** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the foregoing Muniment of Title Deed for the purposes therein contained, by signing his name thereto.

Witness my hand and official seal at Taylorville, ~~TENNESSEE~~ Illinois, this 31st day of May 2017.

Robin A. DeAtley Notary Public

My commission expires: 9-18-2017

OFFICIAL SEAL
ROBIN A. DEATLEY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 09-18-2017

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer, is $ 00.00.

Affiant

Subscribed and sworn to before me
this 31st day of May 2017.

Notary Public

My commission expires 7.3.17.

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

213 Linda Lane
Madison, Davidson County, Tennessee 37115

Map/Parcel No. 042 15 0 108.00

Land in Davidson County, Tennessee, being Lot No. 31 on the Map of Blair Heights, Section II, as of record in Book 2133, page 51, Register's Office for Davidson County, Tennessee.

Said Lot No. 31 fronts 150 feet on the easterly side of Linda Lane and runs back between parallel lines 267 feet to a dead line.

Being the same Real Property vested in Bruce DeWitt Hertz by Executor's Deed shown of record as Instrument No. 20070419-0047125, Register's Office for Davidson County, Tennessee.

Bruce DeWitt Hertz and Bruce D. Hertz were one in the same person.

Bruce D. Hertz died 14 August 2016, a resident of Nokomis, Montgomery County, Illinois. He left a paperwriting dated 07 July 2016, titled Last Will and Testament. This paperwriting was duly proved, allowed and admitted to probate in the Circuit Court, Fourth Judicial District, Montgomery County, Illinois, and then recorded as Foreign Will and admitted to probate to establish a muniment of title to Real Estate in the Seventh Circuit Court (Probate Division), Twentieth Judicial District, Metropolitan Nashville and Davidson County, Tennessee, Case No. 17P-0395, pursuant to Tennessee Code Annotated, Section 32-5-109, and recorded as Instrument No. 2017<u>0605</u>-<u>0055641</u>, register's Office, Davidson County, Tennessee.

Jack Beaty, Jake Beaty and Greg Batey are specific devisees and legatees under the Last Will and Testament of Bruce D. Hertz, deceased.

This Deed is evidence of vesting the above-described Real Property in Jack Beaty, Jake Beaty and Greg Batey, specific devisees under the Last Will and Testament of Bruce D. Hertz, deceased, and is exempt from any transfer tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(3)(D).

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19.

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019