Davidson County DEEDQC
Recvd: 07/28/17 09:56 4 pgs
Fees:22.00 Taxes:0.00
20170728-0076542

#33784

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 33784-06-2017	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00 Affiant Subscribed and sworn to before me this 26th day of July, 2017. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2020

QUITCLAIM DEED

Address New Owner: David Gilbert and Connie Gilbert 4901 Tyne Valley Blvd Nashville, TN 37220	Send Tax Bills To: New Owner	Tax Information: Map and Parcel No.: 132 03 0 003 00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Robert P. Cain III, Executor of The Estate of Maryanne Boillin Cain ("Grantor"), does hereby quitclaim, transfer and convey unto David Gilbert and Connie Gilbert, husband and wife ("Grantee"), their heirs and assigns of all his right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 790 Norwood Drive, Nashville, TN, 37204.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of July, 2017.

EXECUTOR

Robert P. Cain, III, Executor of The Estate of
Maryanne Boillin Cain

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert P. Cain III, Executor, 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, at office, this 26th day of July, 2017.

Notary Public
My Commission Expires:

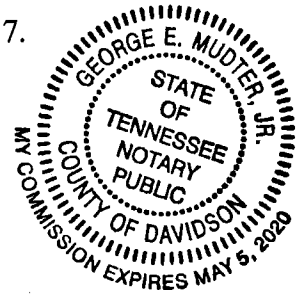


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Mrs. W.G. Kennon's Subdivision, of record in Book 1130, page 6, Register's Office for Davidson County and more particularly described according to a survey dated July 24, 2017 by James J. Cross T.R.L.S. No 2468 as follows:

BEGINNING AT AN EXISTING CONCRETE MONUMENT IN THE NORTHERLY R.O.W. OF NORWOOD DRIVE, SAID POINT BEING THE COMMON CORNER OF LOTS 4 AND 5 OF THE PLAT ENTITLED MRS. W.G. KENNON'S SUBDIVISION OF RECORD IN PLAT BOOK: 1130, PAGE: 6, R.O.D.C. TN, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT, THENCE WITH SAID R.O.W. OF NORWOOD DRIVE, S 77° 08' 00" W 356.06' TO AN EXISTING CONCRETE MONUMENT IN THE NORTHERLY R.O.W. OF NORWOOD DRIVE, SAID POINT BEING THE COMMON CORNER OF LOTS 1 AND 4 OF THE ABOVE REFERENCED PLAT.
THENCE LEAVING THE R.O.W. OF NORWOOD DRIVE AND WITH THE COMMON PROPERTY LINE OF LOTS 1 AND 4, N 8° 01' 43" W, 386.10' TO AN EXISTING IRON PIN.
THENCE WITH THE SOUTHERLY PROPERTY LINE OF PARCEL ID#13203000200, OWNERD BY DEWANDA H. CARBINE, N 81° 17' 49" E, 357.33" TO AN EXISTING CONCRETE MONUMENT AT THE COMMON PROPERTY CORNER OF LOTS 4 AND 5 OF THE REFERENCED PLAT.
THENCE CONTINUING WITH THE PROPERTY LINE OF LOTS 4 AND 5, S 7° 37' 41" E, 360.28' TO THE POINT OF BEFINNING, CONTAINING 132,850 SQ.FT. OR 3.05 ACRES MORE OR LESS

Being the same property conveyed to Robert P. Cain, Jr. and wife, Maryanne Boillin Cain by deed dated June 13, 1960 from Dr. Robert S. Curtis and wife, Gwendolyn D. Curtis of record in Book 3075, page 617, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated July 6, 1992 in Book 8689, page 869, Register's Office for Davidson County, Tennessee, Robert P. Cain, Jr. conveyed his interest in subject property to Maryanne Boillin Cain. Maryanne Boillin Cain having since died on April 2, 2016 leaving a Last Will and Testament filed for Probate in Docket No. 16P842, Probate Court for Davidson County, Tennessee. In accordance with the terms of said Will, Maryanne Boillin Cain directed the Executor administer and distribute the real property as part of her probate estate. Letters Testamentary were issued to Robert P. Cain, III.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

