BILL GARRETT, Davidson County
Trans:T20170076547 DEEDQC
Recvd: 08/31/17 14:18 2 pgs
Fees:12.00 Taxes:0.00
20170831-0089750

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is NONE. (Further, this transfer is exempt pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(D)).

LAURA TEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP

Jeffrey Thomas Eldridge, individually

Subscribed and sworn to before me on this 27 day of August, 2017.

NOTARY PUBLIC
My commission expires: 1-9-18

This instrument was prepared by:

Laura Tek
Attorney at Law
Rivergate Park Office Building
1994 Gallatin Pike North, Ste. 309
Madison, Tennessee 37115

Address New Owner:	**Send Tax Bills To:**	**Map-Parcel:**
Jeffrey Thomas Eldridge 687 Candlestick Drive Nashville, TN 37211-5348	Same	147 14 0 170.00

EXECUTOR'S QUITCLAIM DEED

Thomas Roscoe Eldridge a/k/a Thomas Eldridge died intestate on October 28, 2014. His wife, **Sarah Eleanor Bright Eldridge a/k/a Sarah Eleanor Eldridge a/k/a Eleanor B. Eldridge**, died testate on September 20, 2016. Her Last Will & Testament was admitted to probate on April 13, 2017 in the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, Docket number 17P-434. Said Will named **Jeffrey Thomas Eldridge**, the decedent's son, as the Executor and sole residuary beneficiary. The Executor is duly qualified. The Executor, by signing this Deed, releases any right the Executor has to recover this property in the event of the subsequent insolvency of this Estate. In accordance with the provisions of the Will of **Sarah Eleanor Bright Eldridge a/k/a Sarah Eleanor Eldridge a/k/a Eleanor B. Eldridge**, **Jeffrey Thomas Eldridge**, Executor, quitclaims to **Jeffrey Thomas Eldridge**, individually and as sole beneficiary and devisee, all right, title and interest in and to the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 451 on the Plan of Candlestick Farms, Section Four, as of record in Book 3600, Page 71, Register's Office for said County. Said Lot 451 fronts 92 feet on the westerly side of Candlestick Drive and runs back 184.2 feet on the northerly line and 172.2 feet on the southerly line to a dead line in the rear, on which it measures 73.5 feet.

Being the same property conveyed to Thomas Eldridge and wife, **Eleanor B. Eldridge**, by Warranty Deed from Hallmark Construction Company, a Tennessee Corporation, of record in Book 4010, Page 762, Register's Office for Davidson County, Tennessee. The said Thomas Roscoe Eldridge a/k/a Thomas Eldridge and **Sarah Eleanor Bright Eldridge a/k/a Sarah Eleanor Eldridge a/k/a Eleanor B. Eldridge** both having since died.

This conveyance is made subject to all restrictive covenants, easements, and set back lines that are applicable to the above described property.

This transfer is by quitclaim and I make no warranties about the title.

WITNESS my hand this 27 day of AUGUST 2017.

Estate of **Sarah Eleanor Bright Eldridge a/k/a**
Sarah Eleanor Eldridge a/k/a
Eleanor B. Eldridge

By: _____
Jeffrey Thomas Eldridge, Executor

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 **Jeffrey Thomas Eldridge**, with whom I am personally acquainted and who, after being first duly sworn, acknowledged to me that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Davidson County, Tennessee, this 27 day of AUGUST 2017.

_____
NOTARY PUBLIC

My commission expires: 1-9-18

LAURA TEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP

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