This Instrument Prepared By:
Sherrard & Roe PLC (MGK)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

Bill Garrett Davidson County
Batch# 1779 DEEDQC
09/18/2017 12:09:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20170918-0095219

QUITCLAIM DEED

Address New Owners:
Elizabeth N. Nesbitt
108 Bellbrook Circle
Nashville, TN 37205

Send Tax Bills To:
Same

Map/Parcel Number:
130 05 0A 008.00

WHEREAS, Tom Edward Nesbitt, Sr. (the "Decedent"), Grantor and Trustee of the Tom E. Nesbitt, Sr. Trust dated May 25, 2011 (the "Revocable Trust"), died on February 12, 2014; and

WHEREAS, pursuant to the terms of the Revocable Trust, Elizabeth N. Nesbitt, Thomas E. Nesbitt, Jr., and Jonathan C. Nesbitt succeeded the Decedent as Co-Trustees of the Revocable Trust (the "Co-Trustees") upon the Decedent's death; and

WHEREAS, the Co-Trustees desire to convey all of the Decedent's right, title and interest in and to certain real property located in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by this reference (the "Property") to Elizabeth N. Nesbitt, in order to complete the administration of the Revocable Trust and distribute the Property in accordance with the terms of the Revocable Trust and that certain Distribution and Termination of Trust Agreement dated September 1, 2017.

NOW THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Elizabeth N. Nesbitt, Thomas E. Nesbitt, Jr., and Jonathan C. Nesbitt, as Co-Trustees of the Tom E. Nesbitt, Sr. Trust dated May 25, 2011 (hereinafter referred to as the "Grantors"), do hereby quitclaim, transfer and convey all of the Revocable Trust's right, title and interest in and to the Property to Elizabeth N. Nesbitt (the "Grantee"), in fee simple.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 11th day of September, 2017.

Elizabeth N. Nesbitt, Co-Trustee
Tom E. Nesbitt, Sr. Trust dated May 25, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Elizabeth N. Nesbitt, who upon oath acknowledged that she is the Co-Trustee of the Tom E. Nesbitt, Sr. Trust, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 11th day of September, 2017.

Carla L Lovell
Notary Public

My Commission Expires: 7-6-2020

CARLA L. LOVELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Carla L. Lovell
My Commission Expires
July 6, 2020
STATE OF TENNESSEE

Thomas E. Nesbitt, Jr., Co-Trustee
Tom E. Nesbitt, Sr. Trust dated May 25, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Thomas E. Nesbitt, Jr., who upon oath acknowledged that he is the Co-Trustee of the Tom E. Nesbitt, Sr. Trust, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 11th day of September, 2017.

Carla L Lovell
Notary Public

My Commission Expires: 7-6-2020

CARLA L. LOVELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Carla L. Lovell
My Commission Expires
July 6, 2020
STATE OF TENNESSEE

Jonathan C. Nesbitt, Co-Trustee
Tom E. Nesbitt, Sr. Trust dated May 25, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Jonathan C. Nesbitt, who upon oath acknowledged that he is the Co-Trustee of the Tom E. Nesbitt, Sr. Trust, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 11th day of September, 2017.

Carla L Lovell
Notary Public

NOTARY PUBLIC
Carla L. Lovell
My Commission Expires
July 6, 2020
STATE OF TENNESSEE

My Commission Expires: 7-6-2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(3)(G).

Carla L Lovell
Affiant

Subscribed and sworn to before me this 11th day of Sept., 2017.

B. Yvonne Cantrell
Notary Public

My Commission Expires: Oct. 7, 2019

NOTARY PUBLIC
B. Yvonne Cantrell
My Commission Expires
October 7, 2019
STATE OF TENNESSEE

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 8 on the plan of Bellebrook, of record in Book 5200, page 442, as corrected in Book 6087, page 957 Register's Office for Davidson County, Tennessee

SAID Lot No. 8 fronts 26.46 feet on the southwesterly margin of Bellebrook Circle and extends back 93.03 feet on the northerly line and 190.59 feet on the broken southerly line to a dead line in the rear, measuring 132.97 feet thereon.

Being the same property conveyed to Elizabeth N. Nesbitt, Thomas E. Nesbitt, Jr., and Jonathan C. Nesbitt, Co-Trustees, and their successors in trust, of the Tom E. Nesbitt, Sr. Trust, by deed from Elizabeth N. Nesbitt, Thomas E. Nesbitt, Jr., and Jonathan C. Nesbitt, Co-Executors of the Tom E. Nesbitt, Sr. Estate, of record in Instrument No. 20170915-0094726, Register's Office, Davidson County, Tennessee.

This is improved property known as 108 Bellebrook Circle, Nashville, Tennessee 37205.

CERTIFICATE OF AUTHENTICITY

I, Carla L. Lovell, 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.

Carla L. Lovell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Carla L. Lovell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 13th day of September, 2017.

Notary Public

My Commission Expires: May 5, 2020

STACIE L. BEISHUIZEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Stacie L. Beishuizen
My Commission Expires
May 05, 2020
STATE OF TENNESSEE