Bill Garrett Davidson County
Batch# 25463 DEEDQC
11/14/2017 11:34:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20171114-0116938

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (MDS/DHM)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

| Name & Address of New Owner(s) | Send Tax Bills To: | Map & Parcel Number(s) |
|---|---|---|
| Cecil D. Branstetter Revocable Trust<br>Jane B. Stranch and C. Dewey Branstetter Jr., Co-Trustees<br>1111 Eller Lane<br>Nashville, TN 37221 | Same | 126-000-069.00<br>126-000-146.00<br>Davidson County |

# EXECUTOR'S QUITCLAIM DEED

**WHEREAS**, Cecil D. Branstetter acquired the real property described on Exhibit A hereto (the "Property"); and

**WHEREAS**, Cecil D. Branstetter ("Decedent") died testate on May 7, 2014, leaving a validly executed last will and testament dated June 7, 2006 (the "Will"), which has been probated and is properly recorded on Docket Number P1049, Probate Court for Davidson County, Tennessee; and

**WHEREAS**, Jane B. Stranch and C. Dewey Branstetter Jr. are the duly qualified and acting Co-Executors of Decedent's estate; and

**WHEREAS**, at the time of Decedent's death, Decedent owned the Property; and

**WHEREAS**, in accordance with the terms of the Will, the residuary estate, of which the Property is a part, passes to the Cecil D. Branstetter Revocable Trust.

**NOW THEREFORE AND PURSUANT TO** the authority granted to them as executors under the Will, Jane B. Stranch and C. Dewey Branstetter Jr., as Co-Executors of the ESTATE OF CECIL D. BRANSTETTER, and not further or otherwise, do hereby quitclaim, and by these presents transfer and convey unto Jane B. Stranch and C. Dewey Branstetter Jr., as Co-Trustees of the CECIL D. BRANSTETTER REVOCABLE TRUST, their successors and assigns, all of their right, title, and interest, as Executors of Decedent's estate, in and to those certain tracts or parcels of land located in Davidson County, Tennessee, described on Exhibit A hereto.

This is improved property known as 9005 Newsom Station Road, Nashville, Tennessee.

The descriptions herein are the same as those contained in the prior instruments.

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

**IN WITNESS WHEREOF,** the undersigned have executed this instrument on this 30 day of March, 2017.

**ESTATE OF CECIL D. BRANSTETTER:**

Jane B. Stranch, Co-Executor, and not further or otherwise

C. Dewey Branstetter Jr., Co-Executor and not further or otherwise

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Jane B. Stranch, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as Co-Executor of the Estate of Cecil D. Branstetter for the purposes therein contained.

WITNESS my hand, at office, this 30th day of March, 2017.

Notary Public

My Commission Expires:

DAVID H. MAYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2020

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, C. Dewey Branstetter Jr., the within named bargainor, 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 as Co-Executor of the Estate of Cecil D. Branstetter for the purposes therein contained.

WITNESS my hand, at office, this 30th day of March, 2017.

My Commission Expires:
_____

DAVID H. MAYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2020

Notary Public

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $-0-.

Michael D. Sontag

Subscribed and sworn to before me
this 30th day of March, 2017.

My Commission Expires:
_____

DAVID H. MAYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2020

Notary Public

## EXHIBIT A

BEGINNING in the center of said River under the railroad bridge of the N.C. & St. Louis Ry., J.L. Wray's corner, running hence with the R.R. and said Wray's Line easterly 45 poles, more or less, to said Wray's northeast corner, thence with his line, south 22 ¼ degrees, east 177 poles to a county stump, said Wray's Corner; thence south 26 ½ degrees east 86.8 poles to a pile of rock; said Wray's Corner; thence south 86 ¼ degrees east 71.6 poles to a poplar; thence north 17 ¾ degrees west 366.6 poles to the center of said Big Harpeth River; and thence down said River, with the center thereof, in a southwesterly direction 132 poles to the beginning, containing 160 acres and 77 poles.

BEING the same property conveyed to Cecil D. Branstetter, by Warranty Deed from Donald Ray Lannom and William Douglas Lannom, of record in Book 9744, Pages 350-51, and later corrected by Scrivener's Instrument of Correction, of record in Book 9937, Pages 247-48, Register's Office, Davidson County, Tennessee.

23544711.1

# True Copy Certification

I, A. Danielle Burns, do hereby make oath that I am 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.

A. Danielle Burns
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lucretia Albert, a notary public for this county and state, A. Danielle Burns who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lucretia Albert
Notary's Signature

My Commission Expires: May 6, 2019
Notary' Seal (if on paper)

