Bill Garrett Davidson County
Batch# 40462 DEEDQC
12/21/2017 11:48:39 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20171221-0130060

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
Howard Mobley Hayes & Gontarek, PLLC
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Nashville, Tennessee 37215
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jeff@howardmobley.com

STATE OF TENNESSEE)
COUNTY OF _____)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

_____
AFFIANT

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

_____
Notary Public

My Commission Expires:_____

This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(D).

Address of New Owner:	Send Tax Bills To:	Tax Map and Parcel Nos.:
Nelson W. Holt, Jr. 1022 Westchester Drive Madison, Tennessee 37115	-SAME-	041 12 0 108.00

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that the Tennessee Baptist Foundation, Executor of the Estate of Juanita Holt, deceased (the "decedent"), who died on July 27, 2017, in connection with the distribution of the estate of the decedent pursuant to the decedent's Will that was duly admitted to probate in Davidson County, Tennessee, on November 9, 2017, and recorded under Docket No. 17P-1923 in the Seventh Circuit Court Clerk's Office (Probate Division) for said county, hereby releases, remises and quitclaims unto Nelson W. Holt, Jr., for

and during his lifetime as a legal life estate, with the vested remainder interest to First Baptist Church, Seventh and Broadway, Nashville, Tennessee, all of the right, title and interest of the decedent and the decedent's estate in and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 8TH day of December, 2017.

Tennessee Baptist Foundation, Executor

By: _____
Christopher L. Kelly,
Executive Vice President

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public in and for the County and State aforesaid, Christopher L. Kelly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Executive Vice President of Tennessee Baptist Foundation, the within named bargainor, a corporation, and that he, as such Executive Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as such Executive Vice President.

WITNESS my hand and seal, at office, this 8th day of December, 2017.

My Commission Expires: 7-2-18

_____
Notary Public

BONNIE B. SNEED
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A

Legal Description

Land lying in Davidson, Tennessee, more particularly described as follows:

Being Lot No. 116 of Kemper Heights, Section 1, as of record in Book 2331, pages 65 and 66, Register's Office for said County, said Lot No. 116 fronts 115.0 feet on the northwesterly side of Westchester Drive and extends back 354.3 feet on the northeasterly line and 401.0 feet on the southwesterly line, to a line in the rear on which it measures 124.0 feet.

Being the same property conveyed to Ola Juanita Holt by deed from Joseph N. Davidson, Jr., of record in Book 7891, page 367, Register's Office for Davidson, Tennessee.

Ola Juanita Holt and Juanita Holt are one and the same person.

Juanita Holt subsequently died on July 27, 2017 and devised the subject property to Nelson W. Holt, Jr., for his lifetime with the vested remainder interest to First Baptist Church, Seventh and Broadway, Nashville, Tennessee, by Will recorded in the Seventh Circuit (Probate Division) Clerk's Office for Davidson County, Tennessee, on November 9, 2017 under Docket No. 17P-1923.

This is improved property known as 1022 Westchester Drive, Madison, Tennessee 37115.