Bill Garrett
Batch# 59577
02/15/2018 02:57:42 PM
Fees: $47.00 Taxes: $0.00
Davidson County
DEEDQC
9 pgs
20180215-0015043

This Form furnished by: **ATTORNEY ETHAN R. PAGE**

FROM:
CHARLES ADRIAN BAHAN
PATRICK BENJAMIN EAKER BAHAN

FROM:
GENE GUERRE

AND

TO:
GENE GUERRE

TO:
CHARLES ADRIAN BAHAN
PATRICK BENJAMIN EAKER BAHAN

QUITCLAIM DEED

New Owner & Address	Taxable Party	Map-Parcel Numbers
Charles Adrian Bahan 1423 McKinnie Avenue Nashville, TN 37206 and Patrick Benjamin Eaker Bahan 1436 Greenwood Avenue Nashville, TN 37206	Timothy J. Park 2907 Westmoreland Dr. Nashville, TN 37212	Tax Map & Parcel Nos. 104 14 0 084.00

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: **None, pursuant to the Agreed Order Distributing the Estate of Irish Bahan Park, Docket No. 17P-417, In The Seventh Circuit Court For Davidson County, Tennessee.**

Charles Adrian Bahan

CHARLES ADRIAN BAHAN

Patrick Bahan

PATRICK BENJAMIN EAKER BAHAN

This Instrument Prepared By:

ETHAN R. PAGE, ATTORNEY
Rogers, Kamm & Shea
The Wind in the Willows Mansion
2205 State Street
Nashville, TN 37203
(615) 320-0600

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF February, 2018.

Trudie Condra

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-7-2021.

(AFFIX SEAL)

TRUDIE CONDRA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2021

Grantor(s) and Grantee(s) acknowledge that this Quitclaim Deed was prepared from information furnished by the prior Deed of record in the Register of Deeds, Davidson County, Tennessee. No title examination has been made and the law firm of Rogers, Kamm & Shea shall have no liability for the status of the title to the property or the accuracy of such information.

I, **CHARLES ADRIAN BAHAN and PATRICK BENJAMIN EAKER BAHAN**, do hereby Quitclaim to **GENE GUERRE** any and all right, title and/or interest we may have in and to the real property, in said real property in Davidson County, State of Tennessee, as described below:

LEGAL DESCRIPTION:

LAND in Davidson County, Tennessee, being part of Lot No. 39, all of Lot No. 40 and the easterly part of Lot No. 41 on the Plan of Bransford Realty Company's Subdivision of Westmoreland Place as of record in Book 421, Page 16, Register's Office for said County, described as follows:

Beginning on the southerly margin of Westmoreland Drive at the Northwest corner of the property conveyed to George J. Spry and wife, by deed from Jessie May and wife, of in Book 3830, Page 822, Register's Office for said County, thence with Spry's westerly line southwardly 189 feet more or less, to the northerly margin of an alley; thence with said alley westwardly 55 feet to a point located 5 feet westerly from the corner of Lots Nos. 40 and 41; thence northerly 187 feet more or less, to a point on the southerly margin of Westmorland Drive; thence with said Drive eastwardly 100 feet to the beginning.

Being the same property conveyed to Larry P. Bahan, Jr. and wife, Irish E. Bahan, by deed from William C. Walker and wife, Jo Ann S. Walker, of

record in Book 4914, Page 60, Register's Office for Davidson County, Tennessee;

Being the same property conveyed by quitclaim deed from Larry P. Bahan and Irish E. Bahan to Trustee Stephan D. Karr on October 4, 1991, recorded in Book 8458m Page 737, Register's Office for said county, and then simultaneously conveyed by quitclaim deed from Trustee Stephan D. Karr to Irish E. Bahan, recorded in Book 8458, Page 738, Register's Office for said county.

Being the same property conveyed to Charles Adrian Bahan and Patrick Benjamin Eaker Bahan, subject to the Life Estate interest of Timothy J. Park, by the Agreed Order Distributing Estate of Irish Bahan Park, entered on January 11, 2018 by the Seventh Circuit Court of Davidson County, Tennessee, Docket Number 17P-417, and recorded on February 7, 2018, of record in Instrument No. 20180207-0012573, Register's Office for Davidson County, Tennessee.

Being the same property which Timothy J. Park, on the 14th day of February, 2018, conveyed by quitclaim deed all of his right, title, and interest in said property resulting from his marriage to Irish Bahan Park, said marriage beginning on June 20, 1997 in Davidson County, Tennessee and ending upon the death of the wife, Irish Bahan Park, on November 23, 2016, to the children of Irish Bahan Park, to wit, Charles Adrian Bahan and Patrick Benjamin Eaker Bahan, said conveyance made pursuant to the Agreed Order Distributing Estate of Irish Bahan Park, entered on January 11, 2018 by the Seventh Circuit Court of Davidson County, Tennessee, Docket Number 17P-417, and recorded on February 7, 2018, of record in Instrument No. 20180207-0012573, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Any and all existing restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2017 and subsequent years.

This conveyance is subject to (1) Taxes (2) All restrictions of record (3) All easements of record (4) All visible easements (5) All matters appearing on the plan of record (6) All applicable Governmental and Zoning regulations and (7) All indebtedness on the real property as recorded in the Register's Office in Davidson County, Tennessee.

This is improved property known as: 2907 Westmoreland Drive, Nashville, Tennessee 37212.

Grantor(s) and Grantee(s) acknowledge that this Quitclaim Deed was prepared from information furnished by the prior Deed of record in the Register of Deeds, Davidson County, Tennessee. No title examination has been made and the law firm of Rogers, Kamm & Shea shall have no liability for the status of the title to the property or the accuracy of such information.

And now, I, the said **GENE GUERRE**, for the express purpose of carrying out the intent of the Agreed Order Distributing the Estate of Irish Bahan Park, entered on January 11, 2018 by the Seventh Circuit Court of Davidson County, Tennessee, Docket Number 17P-417, and recorded on February 7, 2018, of record in Instrument No. 20180207-0012573, Register's Office for Davidson County, Tennessee, do hereby convey and forever Quitclaim unto **CHARLES ADRIAN BAHAN** and **PATRICK BENJAMIN EAKER BAHAN**, tenants in common, their heirs and assigns, the same real property hereinabove described and set forth, to which reference is hereby made, subject to a life estate for **TIMOTHY J. PARK**; and said real property in conveyed with the same limitation, restrictions, and encumbrances as may affect the premises, set forth above and below.

Said real property is described as follows:

LAND in Davidson County, Tennessee, being part of Lot No. 39, all of Lot No. 40 and the easterly part of Lot No. 41 on the Plan of Bransford Realty Company's Subdivision of Westmoreland Place as of record in Book 421, Page 16, Register's Office for said County, described as follows:

Beginning on the southerly margin of Westmoreland Drive at the Northwest corner of the property conveyed to George J. Spry and wife, by deed from Jessie May and wife, of in Book 3830, Page 822, Register's Office for said County, thence with Spry's westerly line southwardly 189 feet more or less, to the northerly margin of an alley; thence with said alley westwardly 55 feet to a point located 5 feet westerly from the corner of Lots Nos. 40 and 41; thence northerly 187 feet more or less, to a point on the southerly margin of Westmorland Drive; thence with said Drive eastwardly 100 feet to the beginning.

Being the same property conveyed to Larry P. Bahan, Jr. and wife, Irish E. Bahan, by deed from William C. Walker and wife, Jo Ann S. Walker, of

record in Book 4914, Page 60, Register's Office for Davidson County, Tennessee;

Being the same property conveyed by quitclaim deed from Larry P. Bahan and Irish E. Bahan to Trustee Stephan D. Karr on October 4, 1991, recorded in Book 8458m Page 737, Register's Office for said county, and then simultaneously conveyed by quitclaim deed from Trustee Stephan D. Karr to Irish E. Bahan, recorded in Book 8458, Page 738, Register's Office for said county.

Being the same property conveyed to Charles Adrian Bahan and Patrick Benjamin Eaker Bahan, subject to the Life Estate interest of Timothy J. Park, by the Agreed Order Distributing Estate of Irish Bahan Park, entered on January 11, 2018 by the Seventh Circuit Court of Davidson County, Tennessee, Docket Number 17P-417, and recorded on February 7, 2018, of record in Instrument No. 20180207-0012573, Register's Office for Davidson County, Tennessee.

Being the same property which Timothy J. Park, on the 14th day of February, 2018, conveyed by quitclaim deed all of his right, title, and interest in said property resulting from his marriage to Irish Bahan Park, said marriage beginning on June 20, 1997 in Davidson County, Tennessee and ending upon the death of the wife, Irish Bahan Park, on November 23, 2016, to the children of Irish Bahan Park, to wit, Charles Adrian Bahan and Patrick Benjamin Eaker Bahan, said conveyance made pursuant to the Agreed Order Distributing Estate of Irish Bahan Park, entered on January 11, 2018 by the Seventh Circuit Court of Davidson County, Tennessee, Docket Number 17P-417, and recorded on February 7, 2018, of record in Instrument No. 20180207-0012573, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Any and all existing restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2017.

This conveyance is further made subject to Paragraph 11, Section d. of the Agreed Order Distributing the Estate of Irish Bahan Park, entered on January 11, 2018 by the Seventh Circuit Court of Davidson County, Tennessee, Docket Number 17P-417, and recorded on February 7, 2018, of record in Instrument No. 20180207-0012573, Register's Office for Davidson County, Tennessee, requiring that Life Estate holder Timothy J. Park be responsible for the payment of all property taxes, homeowner's insurance premiums, and

regular, routine maintenance for said real property, for the duration of the Life Estate of Timothy J. Park.

This conveyance is subject to (1) Taxes (2) All restrictions of record (3) All easements of record (4) All visible easements (5) All matters appearing on the plan of record (6) All applicable Governmental and Zoning regulations and (7) All indebtedness on the real property as recorded in the Register's Office in Davidson County, Tennessee.

This is improved property known as: 2907 Westmoreland Drive, Nashville, Tennessee 37212.

Grantor(s) and Grantee(s) acknowledge that this Quitclaim Deed was prepared from information furnished by the prior Deed of record in the Register of Deeds, Davidson County, Tennessee. No title examination has been made and the law firm of Rogers, Kamm & Shea shall have no liability for the status of the title to the property or the accuracy of such information.

Said real property in conveyed with the same limitation, restrictions, and encumbrances as may affect the premises, set forth above.

IN WITNESS WHEREOF I have hereunto set my hand on this the 19th day of February, 2018.

CHARLES ADRIAN BAHAN

PATRICK BENJAMIN EAKER BAHAN

GENE GUERRE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}

Personally, appeared before me, Trudie Condra, a Notary Public in and for said County and State, the within named, **CHARLES ADRIAN BAHAN**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that he executed the within instrument for the purpose therein contained.

Witness my hand at Nashville, Tennessee, Davidson County, on this the 14th day of February, 2018.

Trudie Condra
NOTARY PUBLIC

My Commission Expires: 9-7-2021
DATE

TRUDIE CONDRA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2021

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}

Personally, appeared before me, Trudie Condra, a Notary Public in and for said County and State, the within named, **PATRICK BENJAMIN EAKER BAHAN**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that he executed the within instrument for the purpose therein contained.

Witness my hand at Nashville, Tennessee, Davidson County, on this the 14th day of February, 2018.

Trudie Condra
NOTARY PUBLIC

TRUDIE CONDRA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2021

My Commission Expires: 9-7-2021
DATE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}

Personally, appeared before me, Trudie Condra, a Notary Public in and for said County and State, the within named, **GENE GUERRE**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that he executed the within instrument for the purpose therein contained.

Witness my hand at Nashville, Tennessee, Davidson County, on this the 14th day of February, 2018.

Trudie Condra
NOTARY PUBLIC

TRUDIE CONDRA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2021

My Commission Expires: 9-7-2021.
DATE