Bill Garrett Davidson County
Batch# 66141 DEEDQC
03/07/2018 10:59:59 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180307-0021488

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is ***NONE***.

Affiant

Subscribed and sworn to before me, this 6th day of March, 2018.

Notary Public

My Commission Expires: 10/04/2021

JENNIFER A MUSTAIN
STATE OF TENNESSEE
NOTARY PUBLIC
CUMBERLAND COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Jack W. Robinson, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South – Suite 1700
Nashville, Tennessee 37201
(615) 244-4994

Address of New Owner as Follows:	Send Tax Bills to:	Map & Parcel Numbers:
Geoffrey B. Braden, et al. 227 Plantation Court Nashville, TN 37221	SAME	104 – 8 – 146

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that I, **JOHN H. RUSSELL III** ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and hereby release, remise and forever quitclaim equally unto **CATHERINE SANDERS BRADEN MORSE, GEOFFREY B. BRADEN, MARY ANN CHAFFIN and ELIZABETH FOSTER MOODY** (f/k/a Elizabeth Bowman Braden Foster), their heirs and assigns, all of my right, title and interest in and to the following tracts of land in Nashville, Davidson County, Tennessee, described as follows:

TRACT 1:

Being the easterly part of Lot Nos. 139 and 140 on the revised plan of University Place, as of record in Book 332, Page 145, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the southerly margin of Blakemore Avenue 90 feet east of the intersection of Blakemore Avenue and Twenty-First Avenue South; thence

with said southerly margin of Blakemore Avenue east sixty feet to an alley; and running back between parallel lines in a southerly direction 98 feet 10 inches more or less to the northerly margin of Lot No. 141 on said revised plan of University Place.

Being the same property conveyed to Mrs. Mary B. Braden and Mrs. Margaret B. Reynolds, as tenants in common, by deed from E. S. Brugh, a widower, dated February 17, 1948, of record in Book 1559, Page 621, Register's Office for Davidson County, Tennessee.

The said Mary B. Braden, a/k/a Mary Brugh Braden Thomas, died testate on December 25, 1996, and her Will is of record in Will Book 211, Page 653, Probate Court for Davidson County, Tennessee. Said property was not administered as part of her probate estate, and therefore passed to Geoffrey B. Braden, Mary Ann Chaffin, Elizabeth Bowman Braden Foster, Catherine Sanders Braden Morse, and Mary Spangler Braden Russell pursuant to the terms of her Will.

The said Margaret Spangler Braden Russell, a/k/a Margaret Braden Russell, died testate on June 19, 2010, and her Will is of record in Docket Number P5760 in the Probate Court for Williamson County, Tennessee. Said property was not administered as part of her probate estate, and her interest passed to John H. Russell III pursuant to the terms of her Will.

TRACT 2:

Being a part of Lot Nos. 139 and 140 on the revised plan of University Place, as of record in Book 332, Page 145, Register's Office for Davidson County, Tennessee. Said part of said Lot Nos. 139 and 140 front together 70 feet on the easterly side of Twenty-First Avenue South, formerly Hillsboro Pike as widened, and run back between parallel lines with the southerly margin of Blakemore Avenue 90 feet to a dead line.

Being the same property conveyed to Mrs. Mary B. Braden and Mrs. Margaret B. Reynolds, as tenants in common, by deed from E. S. Brugh, a widower, of record in Book 1225, Page 602, as corrected by instrument of record in Book 1247, Page 222, Register's Office for Davidson County, Tennessee.

The said Mary B. Braden, a/k/a Mary Brugh Braden Thomas, died testate on December 25, 1996, and her Will is of record in Will Book 211, Page 653, Probate Court for Davidson County, Tennessee. Her interest in a portion of the property was conveyed by Geoffrey B. Braden and Mary Ann Chaffin, Co-Executors of the Estate of Mary B. Braden Thomas to Geoffrey B. Braden, Mary Ann Chaffin, Elizabeth Bowman Braden Foster, Catherine Sanders Braden Morse and Margaret Spangler Braden Russell by deed of record as Instrument No. 20020205-0015973, Register's Office for Davidson County, Tennessee. The said

Margaret Spangler Braden Russell, a/k/a Margaret Braden Russell, died testate on June 19, 2010, and her Will is of record in Docket Number P5760 in the Probate Court for Williamson County, Tennessee. John H. Russell III, Executor of the Estate of Margaret Braden Russell, conveyed her interest in said portion of the property to John H. Russell III by deed of record as Instrument No. 20120207-0011091, Register's Office for Davidson County, Tennessee.

Mary B. Braden's interest in the remaining portion of the property (that was not administered as part of her probate estate) passed to Geoffrey B. Braden, Mary Ann Chaffin, Elizabeth Bowman Braden Foster, Catherine Sanders Braden Morse and Mary Spangler Braden Russell pursuant to the terms of the Will of Mary B. Braden. The said Margaret Spangler Braden Russell's interest in the property that was not conveyed to John H. Russell III by deed of record as Instrument No. 20120207-0011091, Register's Office for Davidson County, Tennessee, passed to John H. Russell III pursuant to the terms of the Will of Mary Spangler Braden Russell.

TRACT 3:

The land acquired by Mrs. Mary B. Braden and Mrs. Margaret B. Reynolds, as tenants in common, as a result of the closing, vacating and abandonment of a portion of Blakemore Avenue, from the easterly margin of 21st Avenue South to the westerly margin of Alley No. 647½, by Bill No. 71-82, as described therein, which was adopted.

The said Mary B. Braden, a/k/a Mary Brugh Braden Thomas, died testate on December 25, 1996, and her Will is of record in Will Book 211, Page 653, Probate Court for Davidson County, Tennessee. Said property was not administered as part of her probate estate, and therefore passed to Geoffrey B. Braden, Mary Ann Chaffin, Elizabeth Bowman Braden Foster, Catherine Sanders Braden Morse, and Mary Spangler Braden Russell pursuant to the terms of her Will.

The said Margaret Spangler Braden Russell, a/k/a Margaret Braden Russell, died testate on June 19, 2010, and her Will is of record in Docket Number P5760 in the Probate Court for Williamson County, Tennessee. Said property was not administered as part of her probate estate, and her interest passed to John H. Russell III pursuant to the terms of her Will.

This instrument and the interest and property herein quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises. The subject property is not the principal place of residence of Grantor, Grantor's spouse, or any minor children of Grantor.

WITNESS my hand this 6th day of March, 2018.

JOHN H. RUSSELL III

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, JOHN H. RUSSELL III, 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 for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 6th day of March, 2018.

Notary Public

My Commission Expires: 01/04/2021

JENNIFER A MUSTAIN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY