Bill Garrett Davidson County
Batch# 66356 DEEDQC
03/07/2018 03:23:02 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180307-0021666

THIS INSTRUMENT WAS PREPARED BY:

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(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me, this 7th day of March, 2018.

Notary Public

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 2, 2018

My Commission Expires: _____

Address of New Owner as Follows:	Send Tax Bills to:	Map & Parcel Numbers:
Elijah Spangler Brugh Reynolds, Trustee 7847 Highway 100 Nashville, Tennessee 37220	SAME	104 – 8 – 146

EXECUTOR'S QUITCLAIM DEED

WHEREAS, Margaret Reynolds Roberts, f/k/a Margaret B. Reynolds (the "Decedent"), died testate on February 20, 2017, and Elijah Spangler Brugh Reynolds was appointed Executor of the Decedent's Estate, which is being administered in the Seventh Circuit for Davidson County, Tennessee – Probate Division (Case No. 17P- 771);

WHEREAS, pursuant to Decedent's Will, all real property owned by Decedent at her death is to be administered as part of her probate estate; and

WHEREAS, this Quitclaim Deed is being made in connections with the distribution of Decedent's Estate;

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS that in connection with the distribution of Decedent's Estate, **ELIJAH SPANGLER BRUGH REYNOLDS, EXECUTOR of the Estate of Margaret Reynolds Roberts, deceased**, hereby remises, releases and forever quitclaims to **ELIJAH SPANGLER BRUGH REYNOLDS,**

TRUSTEE of The Margaret Reynolds Roberts Living Trust, dated April 4, 1996, its successors and assigns, all right, title, and interest of Decedent and Decedent's Estate in a to certain 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.

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 Margaret Reynolds Roberts (f/k/a Margaret B. Reynolds) conveyed her interest in a portion of the property to Margaret Reynolds Roberts, Trustee of The Margaret Reynolds Roberts Living Trust, established by the Revocable Trust Agreement of Margaret Reynolds Roberts, dated April 4, 1996, by deed of record as Instrument No. 20060717-0085993, Register's Office for Davidson County, Tennessee.

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.

This instrument and the interest and property herein quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

The Margaret Reynolds Roberts Living Trust, dated April 4, 1996, is also known, and one and the same, as: The Margaret Reynolds Roberts Living Trust, established by the Revocable Trust Agreement of Margaret Reynolds Roberts, dated April 4, 1996. Elijah Spangler Brugh Reynolds is now the trustee of said trust, his having succeeded Margaret Reynolds Roberts (who is now deceased) as trustee.

WITNESS my hand this 7th day of March, 2018.

ELIJAH SPANGLER BRUGH REYNOLDS, EXECUTOR of the Estate of Margaret Reynolds Roberts, deceased

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, ELIJAH SPANGLER BRUGH REYNOLDS, 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 7th day of March, 2018.

Notary Public

My Commission Expires: WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 2, 2018

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