Bill Garrett Davidson County
Batch# 90237 DEEDQC
05/08/2018 03:14:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180508-0044185

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

EXECUTORS' QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
C. Dewey Branstetter, Jr. and Jane B. Stranch as Trustees of the Charlotte C. Branstetter Revocable Trust 1111 Eller Lane Nashville, TN 37221	Same	169-50.01

FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, C. Dewey Branstetter, Jr. and Jane B. Stranch, in their capacities as Executors of the Estate of Charlotte C. Branstetter ("Grantor"), by these presents do hereby quitclaim and convey to C. Dewey Branstetter, Jr. and Jane B. Stranch as Co-Trustees of the Charlotte C. Branstetter Revocable Trust, their successors and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party ("Grantee"), that certain tract of land in Davidson County, Tennessee, described on Exhibit A hereto.

This is improved property known as 8589 Highway 100, Nashville, Tennessee.

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

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 8 day of May, 2018.

EXECUTOR
C. Dewey Branstetter, Jr., Executor of the Estate of Charlotte C. Branstetter

Jane B. Stranch, Executor
Jane B. Stranch, Executor of the Estate of Charlotte C. Branstetter

STATE OF Tennessee)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared C. Dewey Branstetter, Jr., Executor , with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 8 day of May, 2018.

Notary Public

RENEE F. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:
8/20/2019

STATE OF Tennessee)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jane B. Stranch, Executor, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 8 day of May, 2018.

Notary Public

RENEE F. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:
8/20/2019

STATE OF Tennessee)

COUNTY OF Davidson)

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

Jane B. Stranch, Executor
Affiant

Subscribed and sworn to before me
this 8 day of May, 2018.

Notary Public

RENEE F. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 8/20/2019

EXHIBIT A

Land in the 9th Civil District of Davidson County, Tennessee, on the south side of Highway No. 100, described according to a copy of a survey made in May, 1962 by S. H. Hutchison, surveyor, as follows Beginning at a point in the centerline of U.S. Highway No. 100, said point being 110 feet east of the easterly line of the W.S. Smith property; thence leaving said highway, south 0 degrees, 30' west 300 feet to a stake; thence south 88 degrees east 50 feet to a stake; thence north 0 degrees 30' west 299 feet to a stake in the center of same, north 87 degrees 30' west 50 feet to the point of beginning.

Being the same property conveyed to Cecil D. Branstetter and wife, Charlotte C. Branstetter, by deed dated May 30, 1975 and recorded in Book 4931, page 386, Register's Office for Davidson County Tennessee. The said Cecil D. Branstetter having since died on May 7, 2014 and the said Charlotte C. Branstetter having since died on August 24, 2017.

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)

