Bill Garrett Davidson County
Batch# 92585 DEEDQC
05/15/2018 12:50:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20180515-0046364

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	155-18

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 8012 Poplar Creek Road, 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 10 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 10 day of May, 2018.

Renee Hill

Notary Public

RENEE F. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO

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 10 day of May, 2018.

Renee Hill

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

Affiant

Subscribed and sworn to before me this 10 day of May, 2018.

Renee Hill

Notary Public

My Commission Expires: 8/20/2019

RENEE F. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A

PARCEL 1

A certain parcel of land lying in the 9th Civil District of Davidson County, Tennessee, lying on the north side of Poplar Creek Road bounded on the west by J. Gerard Stranch, IV, on the north by C. Dewey Branstetter, Jr., on the east by George Boedecker, Jr. and being more particularly described as follows:

Beginning at an iron pin in the northern margin of Poplar Creek Rd, located at the southwest corner of the Cecil D. Branstetter, ET UX property (Map 155, Parcel 18, R.O.D.C.), said corner also being the southeast corner of Stranch; Thence, leaving said margin and following the western line of Branstetter N 3° 47' 38" E, 904.84' to a wooden fence post; Thence, N 48° 44' 10" W, 275.67' to an iron pin set, being the southwest corner of herein described tract; Thence, continuing with the eastern line of Stranch N 48° 44' 10" W, 144.43' to an iron pin set; Thence, S 78° 37' 22" W, 12.89' to a wooden fence post; Thence, N 32° 46' 02" W, 273.58' to a wooden fence post, being the northeast corner of Stranch and the northwest corner of the herein described tract; Thence, N 82° 15' 07" E, 274.96' to a wooden fence post, being the southeast corner of C. Dewey Branstetter, Jr, Trustee and the southwest corner of C. Dewey Branstetter, Jr.; Thence, continuing with the southern line of Branstetter, Jr., N 84° 04' 38" E, 265.48' to a point; Thence, N 82° 38' 05" E, 365.86' to a point; Thence, N 88° 11' 20" E, 41.38' to a wooden fence post, being the northwest corner of Boedecker and the northeast corner of the herein described tract; Thence, along Boedecker's west line S 13° 10' 30" E, 222.64" to an iron pin set, being the southeast corner of the herein described tract; Thence, leaving Boedecker's westerly line and along a new line S 75° 46' 37" W, 410.37' to an iron pin set; Thence, S 89° 01' 27" W, 203.67' to an iron pin set; Thence, S 46° 33' 32" W, 166.31' to the point of beginning and containing 5.52 acres, more or less, according to a survey by Galyon Northcutt, RLS #1529 dated March 8, 2018, Project #030818.

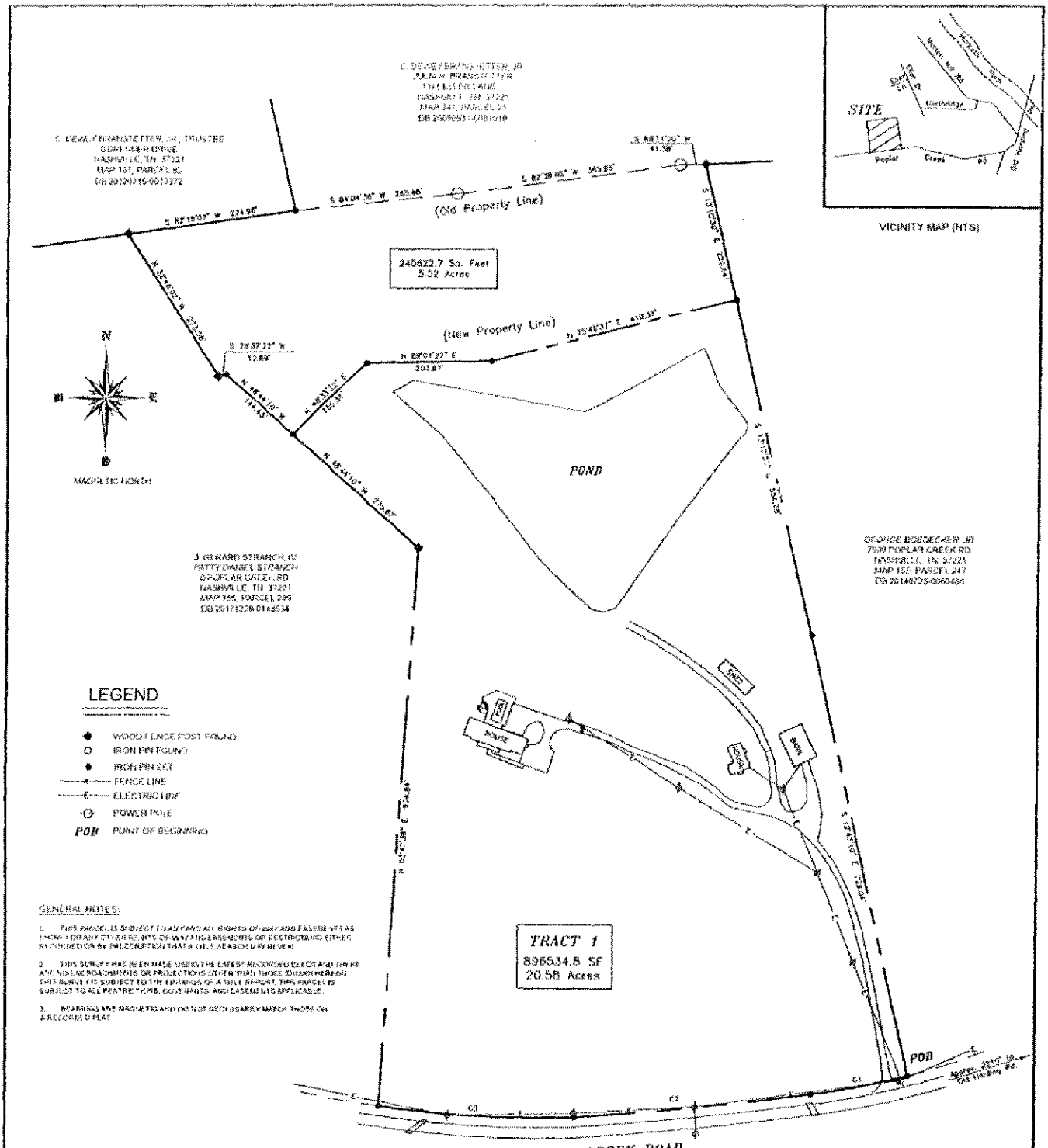
PARCEL 2

A certain parcel of land lying in the 9th Civil District of Davidson County, Tennessee, lying on the north side of Poplar Creek Road bounded on the west by J. Gerard Stranch, IV, on the north by C. Dewey Branstetter, Jr., on the east by George Boedecker, Jr. and being more particularly described as follows:

Beginning at an iron pin in the northern margin of Poplar Creek Rd, located at the southeast corner of the herein described tract, said corner also being the southwest corner of Boedecker; Thence, following the northern margin of Poplar Creek Rd along a curve to the right having a Radius of 1281.99', a Length of 159.91', a Chord Bearing of S 79° 01' 40" W, and a Chord Length of 159.81' to an iron pin set; Thence, along a curve to the right having a Radius of 5697.54', a Length of 386.54', a Chord Bearing of S 84° 11' 29" W, and a Chord Length of 386.47' to an iron pin set; Thence, along a curve to the right having a Radius of 1792.77', a Length of 321.21', a Chord Bearing of N 86° 57' 13" W, and a Chord Length of 320.78' to an

iron pin set set; Thence, leaving said margin N 3° 47' 38" E, 904.84' to a wooden fence post; Thence, N 48° 44' 10" W, 275.67' to an iron pin set, being the northwest corner of herein described tract; Thence, N 46° 33' 32" E, 166.31' to an iron pin set; Thence, N 89° 01' 27" E, 203.67' to an iron pin set; Thence, N 75° 46' 37" E, 410.37' to an iron pin set, being the northeast corner of herein described tract; Thence, S 13° 10' 30" E, 554.28' to an iron pin set; Thence, S 12° 43' 10" E, 729.04' to the point of beginning and containing 20.58 acres, more or less, according to a survey by Galyon Northcutt, RLS #1529 dated March 8, 2018, Project #030818.

Being a portion of the same property conveyed to Cecil D. Branstetter and wife, Charlotte C. Branstetter, by deed dated June 2, 1958 and recorded in Book 2794, page 237, 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.



201805150046364

True Copy Certification

I, _Cody Henson_, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, _Lucretia Albert_, a notary public for this county and state, _Cody Henson___ 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: 5-6-19

Notary's Seal (if on paper)

