Bill Garrett Davidson County
Batch# 121406 DEEDQC
07/27/2018 10:41:12 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180727-0073371

EXECUTOR'S QUITCLAIM DEED

State of Tennessee)
)
County of Warren)

This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(D).

Affiant

Subscribed and sworn to before me, this the 23rd day of July, 2018.

Notary Public

My Commission Expires: 2/4/2020

(AFFIX SEAL)

DAVID W. MARTTALA NOTARY PUBLIC STATE OF TENNESSEE WARREN COUNTY

This instrument prepared by:

First Community Title & Escrow, 200 East Main Street, McMinnville, TN 37110

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
Gentry B. Underhill, Jr., Trustee 2516 Old Smith Springs Road Nashville, TN 37217	Gentry B. Underhill, Jr. 2355 South Chancery Street McMinnville, TN 37110	135 00 0 202.00

WHEREAS, SHIRLEY L. GIBBS died testate on January 15, 2018;

WHEREAS, the last will and testament of SHIRLEY L. GIBBS was admitted to Probate in the Seventh Circuit Court of Davidson County, Tennessee; and

WHEREAS, GENTRY B. UNDERHILL, JR. was named Executor in the last will and testament and was duly appointed Executor of the Estate of SHIRLEY L. GIBBS by the Court on March 1, 2018;

NOW, THEREFORE, the undersigned GENTRY B. UNDERHILL, JR., as Executor of the Estate of SHIRLEY L. GIBBS, by signing this deed releases any right he has as Executor to recover this property in the event of a subsequent insolvency of the Estate and, by authority as Executor and for good and valuable consideration, the receipt of which is hereby acknowledged, quitclaims to GENTRY B. UNDERHILL, JR., the TRUSTEE OF THE RESIDENCE TRUST U/W SHIRLEY L. GIBBS, dated October 16, 2008, his successors and assigns, all his right, title, claim and interest, in and to that certain parcel of real estate situated in Davidson County, Tennessee, and described more particularly as follows:

> Being Lot No. 1 of the Final Plat of the Subdivision of the Gibbs & Von Hopffgarten Property, a plat of which is of record in Instrument No. 20060215-0018305, in the Register's Office of Davidson County, Tennessee, to which reference is here made for a more complete and accurate description.
>
> Subject to all easements, set back requirements and restrictive covenants of record on the plat in Instrument No. 20060215-0018305, and subject to all other easements, set back requirements and restrictive covenants of record.

Subject to easement and right-of-way of record in Book 8333, Page 1, Register's Office for Davidson County, Tennessee.

Less and except .05-acre tract in Book 8197, Page 734, Register's Office for Davidson County, Tennessee.

Being the property conveyed to Autry F. Gibbs and wife, Shirley Lynn Gibbs by Warranty Deed from Charles L. Koellein, III and wife, Karen J. Koellein, of record in Book 7293, Page 541, Register's Office for Davidson, Tennessee, and the property conveyed to Autry F. Gibbs and wife, Shirley Lynn Gibbs by Quitclaim Deed from Benno Von Hopffgarten, of record in Instrument No. 20070312-0030300, Register's Office for Davidson, Tennessee.

Autry F. Gibbs, Sr. died testate on December 12, 2014. See Case #15P1506 in the Seventh Circuit Court of Davidson County, Tennessee. Shirley L. Gibbs died testate on January 15, 2018. See Case #18P268 in the Seventh Circuit Court of Davidson County, Tennessee.

This conveyance is made "as is" with no warranties, express or implied, as to the suitability for any intended purpose.

WITNESS my hand this the 23rd day of July, 2018.

GENTRY B. UNDERHILL, JR.,
Executor

STATE OF TENNESSEE)
)
COUNTY OF WARREN)

Personally appeared before me, a Notary Public for the State of Tennessee, the above named GENTRY B. UNDERHILL, JR., Executor of the Estate of Shirley L. Gibbs, with whom I am personally acquainted and who acknowledged that he executed this Executor's Quitclaim Deed for the purposes contained therein.

Witness my hand this the 23rd day of July, 2018.

Notary Public for the State of Tennessee

My commission expires: 2/4/2020

DAVID W. MARTTALA
STATE OF TENNESSEE NOTARY PUBLIC
WARREN COUNTY