Bill Garrett Davidson County
Batch# 121406 DEEDQC
07/27/2018 10:41:12 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180727-0073372

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 27th 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 2512 Old Smith Springs Road Nashville, TN 37217	Gentry B. Underhill, Jr. 2355 South Chancery Street McMinnville, TN 37110	135 00 0 201.00

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 OF 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:

TRACT NO. 1

Beginning in the center of Smith Springs Road at the southwest corner of the property conveyed to W. McGill and wife, of record in Book 1422, Page 634, Register's Office for said County; thence with McGill's western boundary line North 14° 30' East 360 feet, and continuing with the same North 8° 12' East 90 feet to an iron pin; thence North 59° 33' West 378 feet to the eastern boundary line of the Palmer property; thence with the same South 1° 03' East 236 feet to

an iron pin; thence South 45° 20' East 130 feet to an iron pin; thence South 10° 50' West 36 feet; thence South 63° 45' East 125 feet to an iron pin; thence South 22° 06' West 174 feet to the center of Smith Springs Road; thence with the center of same South 60° 03' East 100 feet to the beginning, containing 2.31 acres, more or less, according to a survey made by Hickerson & Pleasant Engineering Company, October 11, 1966.

Included in the above description, but expressly **excluded** from this conveyance is a 0.04 tract of land conveyed to the Metropolitan Government of Nashville & Davidson County, Tennessee, by deed from Margaret Neal O'Neal Polk, of record in Book 8159, Page 967, Register's Office for Davidson County, Tennessee.

TRACT NO. 2

Beginning in the center of Smith Springs Road approximately one mile east of Ned Shelton Road, being the common corner of the Bean property; thence running North 10° 50' East 174.0 feet to a point; said point being the common corner of the John S. O'Neal property. Thence South 63° 45' East 125.0 feet to an iron pin. Thence South 22° 6 minutes West 174.0 feet to the center of Smith Springs Road; thence along the center of Smith Springs Road approximately 92 feet to the point of beginning, containing 0.42 acres.

This property is subject to a right-of way for Smith Springs Road and easements of record in Book 8159, Page 967, and Book 6910, Page 623, Register's Office for Davidson County, Tennessee.

Being the property conveyed to Shirley Gibbs by warranty deed from Autry Gibbs, Jr., of record in Instrument No. 20050601-0061805, Register's Office for Davidson, 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.

DAVID W. MARTIN STATE OF TENNESSEE NOTARY PUBLIC WARREN COUNTY

Notary Public for the State of Tennessee

My commission expires: 2/4/2020