Bill Garrett Davidson County
Batch# 123820 DEEDQC
08/01/2018 03:57:07 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20180801-0075461

This Instrument Prepared By:
Jan Binkley
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
Baker Donelson Center, Suite 800
211 Commerce Street
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner as Follows:	*Send Tax Bills To*
Diana Bass and Gail Butler, Co-Trustees, 3820 Baxter Avenue Trust 4804 E. Longdale Drive Nashville, TN 37211	Same
Map & Parcel No.: 061 15 0 306.00	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, we, **DAVID BRIAN DE LA RUE AND D'ARTAGNAN NICHOLAS DE LA RUE**, ("Grantor") do hereby quitclaim and convey unto **THE 3820 BAXTER AVENUE TRUST, DIANA BASS AND GAIL BUTLER, CO-TRUSTEES**("Grantee"), its successors and assigns, all of our right, title and interest in and to a certain tract or parcel of land described in Exhibit A, attached hereto and made a part hereof (the "Property").

This is improved Property known as 3820 Baxter Avenue, Nashville, Tennessee, 37216.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

[Signature page to follow.]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 24th day of July, 2018.

DAVID BRIAN DE LA RUE

D'ARTAGNAN NICHOLAS DE LA RUE

[Notary acknowledgments on the following page.]

2 of 6
for n. Shankell

STATE OF TEXAS)
)
COUNTY OF BEXAR)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **DAVID BRIAN DE LA RUE**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of July, 2018.

John M. Shackell
NOTARY PUBLIC

My Commission Expires:

January 12, 2019

JOHN M SHACKELL
Notary ID # 130074122
My Commission Expires
January 12, 2019

STATE OF TEXAS)
)
COUNTY OF BEXAR)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **D'ARTAGNAN NICHOLAS DE LA RUE,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of July, 2018.

John M. Shackell
NOTARY PUBLIC

My Commission Expires:

January 12, 2019

JOHN M SHACKELL
Notary ID # 130074122
My Commission Expires
January 12, 2019

STATE OF TEXAS)
COUNTY OF BEXAR)

The actual consideration for this transfer is $00..

AFFIANT

Subscribed and sworn to before me this 24th day of July, 2018.

NOTARY PUBLIC

JOHN M SHACKELL
Notary ID # 130074122
My Commission Expires
January 12, 2019

My Commission Expires:

January 12, 2019

Exhibit A

Land in Davidson County, Tennessee, Being the northerly half of Lot No. 32 on the map of the subdivision of the Maplewood Home Tract, as of record in Book 421, Page 174, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said part of Lot No. 32 fronts 50 feet on the easterly side of Baxter Avenue and runs back between parallel lines 225 feet to a dead line.

Being the same property conveyed to C.T. DICKSON AND WIFE, HELEN O. DICKSON, by deed from E.B. TAYLOR, A WIDOWER, of record in Book 2690, Page 493, dated July 23, 1957, said Register's Office. C.T. DICKSON having since died leaving HELEN O. DICKSON as surviving tenant by the entirety.

HELEN O. DICKSON has since conveyed said property by quitclaim deed to ALICE FAYE DICKSON, a legal life estate and upon the death of HELEN O. DICKSON to MARY ELLEN BOLTE, CALEB OWEN DICKSON, ALICE FAYE DICKSON, BETTYE ANN BUTLER, LINDA FRANCES BEASLEY, PATRICIA IRENE BRADFORD, GLORIA JUNE PHILLIPS, AND MARGARET ELIZABETH SMITH, as tenants in common fee simple of record in Book 8389, Page 143, dated June 28, 1991, said Register's Office. HELEN O. DICKSON having since died on or about December 31, 1991. See also Affidavit of Heirship of record in Instrument No. 20140708-0060168, dated June 16, 2014.

MARY ELLEN BOLTE, CALEB OWEN DICKSON, BETTYE ANN BUTLER, LINDA FRANCES BEASLEY, PATRICIA IRENE BRADFORD, GLORIA JUNE PHILLIPS, AND MARGARET ELIZABETH SMITH HAVE conveyed said property by quitclaim deed to ALICE FAYE DICKSON, a life estate of record in Book 8587, Page 765, dated April 7, 1992, said Register's Office.

CALEB OWEN DICKSON having since died intestate on or about May 19, 1993, leaving his heirs at law ELANE DICKSON, SHERRI REID, KELLY ZAPOTOCKY AND JAMIE DE LA RUE, as his only heirs-at-law. JAMIE DE LA RUE having since died on or about January 14, 2014, leaving DAVID BRIAN DE LA RUE AND D'ARTAGNAN NICHOLAS DE LA RUE as her only heirs-at-law. See also in Affidavit of Heirship of record in Instrument No. 20180801-0075460 dated July 24, 2018, said Register's Office. See also Affidavit of Heirship of record in Instrument No. 20140715-0062319, dated June 16, 2014 and Affidavit of Heirship of record in Instrument No. 20140806-0070532, dated June 16, 2014, said Register's Office.

ALICE FAYE DICKSON has since conveyed her interest in said property to MARY ELLEN BOLTE, BETTYE ANN BUTLER, LINDA FRANCES BEASLEY, PATRICIA IRENE BRADFORD, GLORIA JUNE PHILLIPS, AND MARGARET ELIZABETH SMITH, in equal shares as tenants in common with right of survivorship, by quitclaim deed of record in Instrument No. 20021204-0149337, dated, November 28, 2002, said Register's Office. LINDA FRANCES BEASLEY having since died intestate on or about January 29, 2012, leaving

PENELOPE ANNE BEASLEY AND HEATHER SUZANNE SANDELL, as her only heirs-at-law. See also Affidavit of Heirship of record in Instrument No. 20140521-0043648, dated May 15, 2014, said Register's Office.

PENELOPE ANNE BEASLEY AND HEATHER SUZANNE SANDELL have conveyed there interest to ALICE FAY DICKSON by quitclaim deed of record in Instrument No. 20140521-0042649, dated May 15, 2014, said Register's Office.

ALICE FAYE DICKSON have conveyed her interest to THE 3820 BAXTER AVENUE TRUST, DIANA BASS AND GAIL BUTLER, CO-TRUSTEES by quitclaim deed of record in Instrument No. 20140708-0060169, dated June 16, 2014, said Register's Office.

BETTYE ANN BUTLER have conveyed her interest to THE 3820 BAXTER AVENUE TRUST, DIANA BASS AND GAIL BUTLER, CO-TRUSTEES by quitclaim deed of record in Instrument No. 20140708-0060170, dated June 16, 2014, said Register's Office.

PATRICIA IRENE BRADFORD have conveyed her interest to THE 3820 BAXTER AVENUE TRUST, DIANA BASS AND GAIL BUTLER, CO-TRUSTEES by quitclaim deed of record in Instrument No. 20140708-0060171, dated June 16, 2014, said Register's Office.

MARY ELLEN BOLTE have conveyed her interest to THE 3820 BAXTER AVENUE TRUST, DIANA BASS AND GAIL BUTLER, CO-TRUSTEES by quitclaim deed of record in Instrument No. 20140708-0060172, dated June 16, 2014, said Register's Office.

MARGARET ELIZABETH KRUGER have conveyed her interest to THE 3820 BAXTER AVENUE TRUST, DIANA BASS AND GAIL BUTLER, CO-TRUSTEES by quitclaim deed of record in Instrument No. 20140708-0060173, dated June 16, 2014, said Register's Office.

GLORIA JUNE PHILLIPS have conveyed her interest to THE 3820 BAXTER AVENUE TRUST, DIANA BASS AND GAIL BUTLER, CO-TRUSTEES by quitclaim deed of record in Instrument No. 20140708-0060174, dated June 16, 2014, said Register's Office.

ELAN DICKSON have conveyed her interest to THE 3820 BAXTER AVENUE TRUST, DIANA BASS AND GAIL BUTLER, CO-TRUSTEES by quitclaim deed of record in Instrument No.20140806-0070533, dated June 23, 2014, said Register's Office.

KELLY ZAPAOTOCKY have conveyed her interest to THE 3820 BAXTER AVENUE TRUST, DIANA BASS AND GAIL BUTLER, CO-TRUSTEES by quitclaim deed of record in Instrument No.20140806-0070534, dated June 24, 2014, said Register's Office.

SHERRI REID have conveyed her interest to THE 3820 BAXTER AVENUE TRUST, DIANA BASS AND GAIL BUTLER, CO-TRUSTEES by quitclaim deed of record in Instrument No.20140806-0070535, dated June 30, 2014, said Register's Office.