Bill Garrett Davidson County
Batch# 131820 DEEDQC
08/21/2018 03:52:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20180821-0083027

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JCG)
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:
Judith S Humphreys Rev Trust Attn: James R. Humphreys 1000 Foxwood Road Nashville, TN 37215	Same	Map: 130-15 Parcel: 27

EXECUTOR'S QUITCLAIM DEED

Pursuant to the authority granted to him as executor under the Will of Judith Simmons Humphreys (being the same person as Judith S. Humphreys) which Will is of record at Case Number 18P-122 in the Probate Court for Davidson County, Tennessee, James R. Humphreys, as executor of the estate of Judith Simmons Humphreys, and not further or otherwise, does hereby quitclaim, and by these presents does transfer and convey unto James R. Humphreys, as trustee of the Judith S. Humphreys Revocable Trust, his successors and assigns, all of his right, title, and interest, as executor of said estate, in and to that certain tract or parcel of land located in Davidson County, Tennessee, described on Exhibit A hereto.

This is improved property known as 1000 Foxwood Road, Nashville, Tennessee.

The descriptions herein are the same as those contained in the prior instruments.

The 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 20th day of August, 2018.

James R Humphreys Exe
JAMES R. HUMPHREYS, EXECUTOR OF THE ESTATE OF JUDITH SIMMONS HUMPHREYS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, James R. Humphreys, 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 within instrument as executor of the estate of Judith Simmons Humphreys for the purposes therein contained.

WITNESS my hand, at office, this 20th day of August, 2018.

Deanna Peterson
Notary Public

My Commission Expires:
_____

DEANNA PETERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires May 5, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

James R Humphreys TTEE
JAMES R. HUMPHREYS, TRUSTEE OF THE JUDITH S. HUMPHREYS REVOCABLE TRUST

Subscribed and sworn to before me this 20th day of August, 2018.

Deanna Peterson
Notary Public

My Commission Expires:
_____

DEANNA PETERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires May 5, 2019

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 12 on the Map of Harpeth Valley Estates, Section I, of record in Book 1835, page 86, Register's Office for Davidson County, Tennessee.

Beginning at a point in the southwesterly margin of Tyne Boulevard, the common corners of Lots Nos. 12 and 13 on said Plan; thence, with the line between said lots south 41 degrees 08 minutes west 210 feet to a point in said line, the same being the southeast corner of Lot. No. 12; thence, north 48 degrees 52 minutes west 227 feet to a point which said point is 10 feet east of a 50 foot drive heretofore dedicated to the County for road purposes; thence, north 41degrees 08 minutes east 190 foot to a point, said point being 10 feet east of the 50 foot drive hereinabove mentioned; thence, around a slight curve having a radius of 20 feet, 31.42 feet to a point on the southwesterly margin of Tyne Boulevard; thence, easterly with the margin of Tyne Boulevard 207 feet to the point of beginning.

Also included in this conveyance is a tract of land adjoining the part of Lot 12 above described and more particularly described as follows:

Beginning at the southeast corner of Lot No. 12 of the Harpeth Valley Estate of record in Book 1835, page 86, Register's Office for Davidson County, Tennessee, said point also being a point in the westerly margin of Lot No. 12 of the Harpeth Valley Estates and the same being 210 feet from the northwest corner Lot No. 13 of the Harpeth Valley Estate; thence, along the west line of said Lot No. 13 south 41 degrees 08 minutes west 196.13 feet to a point, the southwest corner of Lot No. 13 of Harpeth Valley Estates; thence north 48 degrees 52 minutes west 227 feet to a point, said being 10 feet east of the 50 feet drive dedicated for land purposes ad as shown on the Map of Harpeth Valley Estate; thence, north 41 degrees 08 minutes east 200.19 feet to a point in the southerly line of Lot No. 12 of the Harpeth Valley Estates; thence, along said line of Lot No. 12 south 48 degrees 52 minutes east 227 feet to the point of beginning.

The 10 foot strip of land running parallel to the west line of part of Lot No. 12 herein conveyed and the west line of the tract adjoining part of Lot No. 12 herein conveyed and also running parallel to the east side of the 50 foot drive as shown on the Map of Harpeth Valley Estates was expressly excluded from the conveyance from George Henry Tyne to Williams J. Tyne in the Deed of record in Book 2272, page 270, Register's Office for grantor and grantee in said deed that said 10 foot strip be dedicated to Davidson County for road purposes so that said drive as shown on the Map of Harpeth Valley Estates shall be enlarged to 60 feet in width.

However, the 10 foot strip above mentioned and set forth has since been conveyed by George Henry Tyne to Mildred Gray Holm for life, with remainder to Mildred Helm Scales and husband, John V. Scales, by Deed of Record in Book 2337, page 121, Register's Office for Davidson County, Tennessee, to which deed reference is here made for particulars and the full contents thereof, the said Mildred Gray Helm having since died. It is the intention of the grantor to include in this conveyance and grantor does hereby transfer and convey all of her right, title, and interests to said strip of land 10 feet wide as fully described in said deed.

Being the same property conveyed to Judith Simmons Humphreys, by deed of record as Instrument No. 20040723-0088146, Register's Office of Davidson County, Tennessee, the said Judith Simmons Humphreys having died testate on December 12, 2017, leaving a validly executed last will and testament dated June 12, 2015 which has been probated and is properly recorded at Docket Number 18P-122, Probate Court for Davidson County, Tennessee.

24623396.2

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)

