Karen Y Johnson Davidson County
Batch# 168776 DEEDQC
11/30/2018 09:29:57 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20181130-0116775

This Instrument Prepared By:
L. Glenn Worley
CAMERON WORLEY, P.C.
112 Westwood Place, Suite 240
Brentwood, Tennessee 37027

Address of Owner:
Susan K. Snow
732 Adkisson Lane
Nashville, Tennessee 37205

Send Tax Bills To:
Same

Map-Parcel Numbers:
114 00 0 066.00

FIDUCIARY QUITCLAIM DEED

WHEREAS, Thomas E. Bianconi died on June 6, 2017, leaving a Last Will and Testament dated April 10, 2017; and

WHEREAS, said Will was admitted to probate on August 17, 2017, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 17P-1280; and

WHEREAS, Susan K. Snow was appointed Executor of said Last Will and Testament of Thomas E. Bianconi; and

WHEREAS, the Executor was duly qualified, all debts of the decedent have been paid, and no estate and inheritance taxes are owed; and

WHEREAS, the Executor desires to transfer said real property to Susan K. Snow as sole beneficiary of the decedent's residuary estate.

NOW, THEREFORE, as a distribution from the Estate of Thomas E. Bianconi and for no other consideration, I, Susan K. Snow, Executor, by these presents hereby quitclaim and convey unto Susan K. Snow, her heirs and assigns, all right, title, and interest in the following described tract or parcel of land in Davidson County, Tennessee:

> A tract of land in the 8th, formerly the 12th, Civil District of Davidson County, Tennessee, being the tract of land marked "Wm. Connelly 50 acres" and the northwest corner of the Dower Tract set aside to Mrs. Ellen Connelly, on the plan of the lands of Patrick Connelly, deceased, as of record in Minute Book 16, Page 463, County Court for said County, and described according to said plan and a survey made August 19, 1937, by Blanchard and Parrish, Surveyors, as follows:

Beginning at a beech, the southeast corner of said 50 acre tract in the western line of said Dower Tract; and running thence westerly 20621 feet to a beech, the southwest corner of said 50 acres; thence north 1056 feet to a dogwood and hickory, the northwest corner of said tract; thence easterly 2062-1/2 feet to a hickory, the northeast corner of said tract; thence southerly 957 feet to a stake and hackberry, the northwest corner of said Dower Tract; thence south 86 degrees east, with the northern boundary line of said Dower Tract, 714 feet to the center of the New Charlotte Road, 42 feet from the west end of the bridge over Overall Creek; thence with the center of said road, south 46 degrees 30' west 413 feet, south 55 degrees 45' west 300 feet and south 62 degree 30' west 300 feet to a point in the western boundary line of said Dower Tract; thence north 1 degree 15' east with said line 594 feet to the beginning, containing 55.436 acres, more or less.

BEING the same property conveyed to Thomas E. Bianconi by Quitclaim Deed dated May 14, 1987, from Thomas A. Bianconi and wife, Josephine Bianconi, in Book 7242, page 593, Register's Office for Davidson County, Tennessee.

This description was taken from Book 7242, Page 593, Register's Office for Davidson County, Tennessee.

This is improved property known as 7616 Charlotte Pike, Nashville, Tennessee 37209.

By signing this deed, the Executor releases any right she may have to recover this property in the event of the subsequent insolvency of the Estate of Thomas E. Bianconi.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises and/or all instruments of record in the Register's Office of this county affecting this property.

IN WITNESS WHEREOF, the undersigned has hereunto set her hand on this the 27th day of November, 2018.

ESTATE OF THOMAS E. BIANCONI

By: Susan K. Snow
Susan K. Snow, Executor

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, JULIE M. LETURMY, a Notary Public of said state and county aforesaid, personally appeared **Susan K. Snow,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be Executor of the Last Will and Testament of Thomas E. Bianconi, the within named bargainor, and that she, as such Executor, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, at office in Brentwood, Tennessee, this 27 day of November, 2018.



Julie M. Leturmy
NOTARY PUBLIC
My Commission Expires: 7/24/2022

PURSUANT TO TENNESSEE CODE ANNOTATED §67-4-409(a)(3)(D), THIS DEED EVIDENCES THE DISTRIBUTION OF THE SUBJECT PROPERTY TO A BENEFICIARY OF AN ESTATE AND IS EXEMPT FROM TAXATION. PURSUANT TO T.C.A. §67-4-409(a)(5), NO VALUATION OATH IS REQUIRED.