Karen Y Johnson Davidson County
Batch# 174641 DEEDQC
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Fees: $17.00 Taxes: $0.00
20181217-0122248

This Instrument Prepared By:
BONE MCALLESTER NORTON PLLC
100 Bluegrass Commons, Suite 2370
Hendersonville, Tennessee 37075
615.822.8822

Grantee:	Jeremy Wayne Birdwell	Map & Parcel No.:
Address:	2559 Tinnin Road	003-00-0/028.01
	Goodlettsville, Tennessee 37072	

Send tax notice to: Same as above

EXECUTRIX'S QUITCLAIM DEED

WHEREAS, Dennis W. Birdwell died on January 9, 2018, leaving a Last Will and Testament dated January 11, 2010 (hereinafter referred to as the "Will"). The Will was admitted to probate on March 26, 2018 in the Circuit (Probate) Court, Davidson County, Tennessee, Docket Number 18P389.

WHEREAS, Dennis W. Birdwell owned certain real property in Davidson County, Tennessee, more particularly described below (the "Property");

WHEREAS, the Will named Jamie Birdwell Summers, as executrix. The executrix is duly qualified. All debts of the decedent have been paid.

WHEREAS, the parties wish to document this testamentary transfer;

NOW THEREFORE, in accordance with the provisions of the Will, Jamie Birdwell Summers, Executrix, hereinafter "GRANTOR," does hereby transfer, convey and quitclaim all of GRANTOR'S right, title and interest in and to the Property in Davidson County, Tennessee to Jeremy Wayne Birdwell, GRANTEE which is more particularly described as follows:

Land in the 10th Civil District of Davidson County, Tennessee, described as follows according to a survey made by T.R. Sanford, Surveyor, dated November 19, 1965.

Beginning at a spike in the Southwesterly margin of Tinnin Road, at Baggett's Corner; thence with the margin of said road and with a curve to the left 652 feet, more or less to a point at Fletcher Mayes Corner; thence with a fence and along Fletcher Mayes South line South 50 deg. West 282 feet, more or less to a point; thence South 28 deg. East 575 feet to a point in Baggett's North line; thence with a fence and with Baggett's North line 62 deg. 30 min. East 278 feet, more or less, to a point in the Southwesterly margin of Tinnin Road to the point of beginning.

Being the same property conveyed to Dennis Wayne Birdwell, his heirs and assigns by Warranty Deed from Dana A. Davis and Denise Collins, dated June 17, 2011 and recorded in Instrument No. 20110708-0052214, Register's Office for Davidson County, Tennessee.

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

THIS TRANSFER IS BY QUITCLAIM AND WE MAKE NO WARRANTIES ABOUT THE TITLE. THIS DEED IS PREPARED ON INFORMATION PROVIDED BY THE GRANTEE/GRANTOR AND NO EXAMINATION OF TITLE HAS BEEN MADE BY THE PREPARER. PROPERTY IS SUBJECT TO LIENS AND ENCUMBRANCES OF RECORD.

Witness my hand this 12 day of December, 2018.

ESTATE OF DENNIS W. BIRDWELL

By: _____
Jamie Birdwell Summers, Executrix

STATE OF TENNESSEE
COUNTY OF SUMNER

On this the 12 day of December, 2018, before me personally appeared, Jamie Birdwell Summers to me known or proved to me on the basis of satisfactory evidence to be the person or persons described in and who execute the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Witness my hand and notarial seal.

_____
Notary Public

My commission expires: 3/23/12

JOHNNY C. GARRETT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

AFFIDAVIT

I hereby swear or confirm that the actual consideration or value, whichever is greater, for this transfer is $0.00. T.C.A. §67-4-409(a)(3)(D) exempts this instrument from tax and T.C.A. §67-4-409(a)(5) further provides the valuation oath is unnecessary.

Jamie Birdwell Summers

Subscribed and sworn to before me, this the 12 day of December, 2018.

Notary Public

My commission expires: 3/23/21

JOHNNY C. GARRETT STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.