THIS INSTRUMENT PREPARED BY:
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Karen Johnson Davidson County
Batch# 201691 DEEDQC
03/04/2019 01:58:45 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190304-0019598

EXECUTOR'S QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID #:
JOHN A. BRUNO 128 Chickasaw Dr. Brentwood, TN 37027	SAME	12911004000

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration for this transfer is NONE.

JOHN A. BRUNO

SUBSCRIBED AND SWORN to before me by JOHN A. BRUNO this 21st day of February, 2019.

BARRY A. HICKSON JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 8/20/19

Whereas, Evangeline T. Bruno owned certain real property in Davidson County, Tennessee;

Whereas, Evangeline T. Bruno died and devised said Property to her son by her Last Will and Testament; and

Whereas the parties wish to document this testamentary transfer;

Now therefore, pursuant to the Last Will and Testament of Evangeline T. Bruno, duly probated in the Seventh Circuit Court of Davidson County, Tennessee, docket number 19P-223, JOHN A. BRUNO, EXECUTOR OF THE ESTATE OF EVANGELINE T. BRUNO, hereinafter "GRANTOR," does hereby

transfer, convey and quitclaim to JOHN A. BRUNO, his heirs and assigns, all of GRANTOR'S right, title and interest in certain property in Davidson County, Tennessee described on Exhibit A attached hereto and incorporated herein by reference ("the Property").

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

WITNESS my hand, this 21st day of February, 2019.

JOHN A. BRUNO, EXECUTOR OF THE ESTATE OF EVANGELINE T. BRUNO

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me JOHN A. BRUNO, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged himself to be the Executor of the Estate of Evangeline T. Bruno and that as such Executor he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 21st day of February, 2019.

Notary Public

My Commission Expires:

8/20/19

BARRY A. HICKSON JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A

Being Lot No. 165 on the Plan of Section I, Warner Park Valley, as of record in Book 3600, pages 12, 13 and 14, Register's Office for said County.

Said lot fronts 99.12 feet on the easterly side of easterly side of Vaughn's Gap Road and runs back 153.8 feet on the north line and 151.37 feet on the south line to a dead line in the rear on which it measures 96.04 feet.

This conveyance is made subject to the restrictions recorded on Book 3466, page 89, which were made applicable to the subdivision in question by instrument of record in Book 3534, page 128, and which were amended by instrument of record in Book 3702, page 465; and to the easements and limitations shown on the map of record in Book 3600, pages 12, 13 and 14, said Register's Office and recorded plan shows an Owners' Certificate, a 30 foot set-back line from Vaughn's Gap Road, a 10 foot easement for public utilities along the easterly rear line and a 10 foot easement for utilities and drainage along the southerly side line.

Being the same property conveyed to John A. Bruno and wife, Evangeline T. Bruno by deed of record in Book 4106, page 521, Register's Office of Davidson County, Tennessee. John A. Bruno predeceased Evangeline T. Bruno and his interest vested in her.

The property address is 86 Vaughns Gap Rd., Nashville, TN 37205.