Karen Johnson Davidson County
Batch# 207026 DEEDQC
03/18/2019 12:04:56 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20190318-0024436

This Instrument Was Prepared By:
David Bate Parsons
Attorney at Law
323 Union Street, Suite 300
Nashville, TN 37201

Address New Owner And Send Tax Bills To:

Allison Eleanor Nicholas Metz, Executrix
Of The Estate Of Violet M. Nicholas
325 Landsdale Avenue
San Francisco, CA 94127

Parcel Identification Numbers:

092 04 0 019.00
092 04 0 017.00
081 16 0 436.00
081 16 0 437.00
092 04 0 015.00
081 15 0 619.00
081 15 0 622.00
081 15 0 386.00
081 15 0 387.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that we, **Gertrude Elaine Nicholas Brooks** and **Allison Eleanor Nicholas Metz**, for the purpose of reconveying property to the personal representative of a decedent's estate on a premature estate distribution, have bargained and sold and do hereby convey, remise, release and forever quitclaim unto **Allison Eleanor Nicholas Metz, executrix of the estate of Violet M. Nicholas, deceased,** her successors and assigns, all of our right, title and interest in and to those certain tracts or parcels of land situated in Davidson County, Tennessee, which tracts or parcels of land are hereafter referred to collectively as "the Property" and described in Exhibit A attached hereto and incorporated herein by this reference, together with the appurtenances, hereditaments, estate, title and interest thereto appertaining.

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

IN WITNESS WHEREOF, the grantors have executed this quitclaim deed on this the 12th day of March, 2019.

Gertrude Elaine Nicholas Brooks

Gertrude Elaine Nicholas Brooks

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

Gertrude Elaine Nicholas Brooks

Affiant

Subscribed and sworn to before me this the 5th day of March, 2019.

DAVID BATE PARSON
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

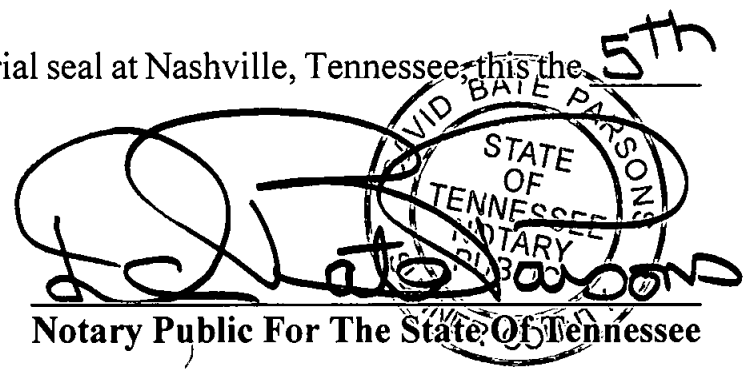
Notary Public For The State Of Tennessee

My Commission Expires: April 18, 2022

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, **David Bate Parsons**, a Notary Public in and for said State and County, the within named **Gertrude Elaine Nicholas Brooks**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and notarial seal at Nashville, Tennessee, this the 5th day of March, 2019.



Notary Public For The State Of Tennessee

My Commission Expires: April 18, 2022

Allison Eleanor Nicholas Metz

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Francisco)

On March 12, 2017 before me, Donald W. Savoie, Notary Public
(insert name and title of the officer)

personally appeared Allison Eleanor Nicholas Metz,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

DONALD W. SAVOIE
Notary Public - California
San Francisco County
Commission # 2265849
My Comm. Expires Nov 5, 2022

Signature _____ (Seal)

EXHIBIT A

PROPERTY DESCRIPTION

Certain tracts or parcels of land located in Davidson County, Tennessee, and further described as follows:

Tract I:

Land in Davidson County, Tennessee, being the easterly 37 feet of Lot No. 201 in Thomas Harding's Second Addition to Nashville, a plan of which is recorded in Book 21, Page 58, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 201 fronts 37 feet on the southerly side of Meharry Boulevard, formerly Harding Street and extends back between parallel lines 160 feet to an alley.

Being the same property conveyed to Allison Eleanor Nicholas Metz and Gertrude Elaine Nicholas Brooks, as equal tenants in common, by executor's deed from Allison Eleanor Nicholas Metz, executrix of the estate of Violet M. Nicholas, deceased, as of record in Instrument No. 20190204-0010299 in the Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1415 Meharry Boulevard, Nashville, Tennessee 37208.

Tract II:

Land in Davidson County, Tennessee, being the westerly 32 feet of Lot No. 200 in Harding's Second Addition to Nashville, a plan of which is recorded in Book 21, Page 58, Register's Office for Davidson County, Tennessee.

Said westerly part of Lot No. 200 fronts 32 feet on the southerly side of Harding Street, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Allison Eleanor Nicholas Metz and Gertrude Elaine Nicholas Brooks, as equal tenants in common, by executor's deed from Allison Eleanor Nicholas Metz, executrix of the estate of Violet M. Nicholas, deceased, as of record in Instrument No. 20190204-0010299 in the Register's Office for Davidson County, Tennessee.

This is unimproved property commonly known as 1501 Meharry Boulevard, Nashville, Tennessee 37208.

Tract III:

Land in Davidson County, Tennessee, being Lot No. 215 on the Plan of Harding's 2nd Addition, as of record in Book 21, Page 58, Register's Office for Davidson County, Tennessee. Said lot fronts 50 feet on the northerly side of Harding Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Allison Eleanor Nicholas Metz and Gertrude Elaine Nicholas Brooks, as equal tenants in common, by executor's deed from Allison Eleanor Nicholas Metz, executrix of the estate of Violet M. Nicholas, deceased, as of record in Instrument No. 20190204-0010299 in the Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1502 Meharry Boulevard, Nashville, Tennessee 37208.

Tract IV:

Being the East half of Lot No. 216 on the Map of Harding's Second Addition, of record in Book 21, Page 58, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 25 feet on the north side of Harding Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Allison Eleanor Nicholas Metz and Gertrude Elaine Nicholas Brooks, as equal tenants in common, by executor's deed from Allison Eleanor Nicholas Metz, executrix of the estate of Violet M. Nicholas, deceased, as of record in Instrument No. 20190204-0010299 in the Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1504 Meharry Boulevard, Nashville, Tennessee 37208.

Tract V:

Land in Davidson County, Tennessee, being the easterly part of Lot 198 on the plan of Thomas Harding's Second Addition to Nashville, as of record in Book 21, Page 58, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 30 feet on the southerly side of Meharry Boulevard, formerly Harding Street and runs back between parallel lines 107 feet to a dead line.

Being the same property conveyed to Allison Eleanor Nicholas Metz and Gertrude Elaine Nicholas Brooks, as equal tenants in common, by executor's deed from Allison Eleanor Nicholas Metz, executrix of the estate of Violet M. Nicholas, deceased, as of record in Instrument No. 20190204-0010299 in the Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1505 Meharry Boulevard, Nashville, Tennessee 37208.

Tract VI:

Being Lots 3A and 3B on the Underwood Plan of Lots of record in Plat Book 6200, Page 422, Register's Office for Davidson County, Tennessee.

Each of said lots fronts 25 feet on the north side of Heiman Street and runs back between parallel lines 162 feet to an alley in the rear.

Being the same property conveyed to Allison Eleanor Nicholas Metz and Gertrude Elaine Nicholas Brooks, as equal tenants in common, by executor's deed from Allison Eleanor Nicholas Metz, executrix of the estate of Violet M. Nicholas, deceased, as of record in Instrument No. 20190204-0010299 in the Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1604 A and 1604 B Heiman Street, Nashville, Tennessee 37208.

Tract VII:

Being Lot No. 4 and the easterly 33 1/3 feet of Lot No. 5 on Underwood's Plan of Lots, as of record in Book 21, Page 117, Register's Office for Davidson County, Tennessee.

Said lots front together 83-1/3 feet on the northerly margin of Heiman Street and extend back between parallel lines 162 feet to an alley.

Being the same property conveyed to Allison Eleanor Nicholas Metz and Gertrude Elaine Nicholas Brooks, as equal tenants in common, by executor's deed from Allison Eleanor Nicholas Metz, executrix of the estate of Violet M. Nicholas, deceased, as of record in Instrument No. 20190204-0010299 in the Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1606 and 1608 Heiman Street, Nashville, Tennessee 37208.

Violet M. Nicholas died on July 29, 2018. The last will and testament of Violet M. Nicholas was admitted to probate on September 13, 2018, by the Seventh Circuit Court, Probate Division, of Davidson County, Tennessee, Docket Number 18P1504, and is of record under that Docket Number in the Circuit Court Clerk's Office for Davidson County, Tennessee.

Allison Eleanor Nicholas Metz was appointed as executrix of the estate of Violet M. Nicholas by the Seventh Circuit Court, Probate Division, of Davidson County, Tennessee; and Allison Eleanor Nicholas Metz continues to serve as the executrix of the estate.