Karen Johnson Davidson County
Batch# 228649 DEEDQC
05/10/2019 12:39:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190510-0044176

PREPARED BY:

Andra J. Hedrick, Esq.
GULLETT SANFORD
ROBINSON & MARTIN PLLC
150 THIRD AVENUE SOUTH, STE. 1700
NASHVILLE, TN 37201
615.244.4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, May 10, 2019.

Notary Public

My Commission Expires: 3/03/2020

CANDACE M. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires MAR. 3, 2020

New Owner Address:
Seawell J. Brandau, Trustee
508 West Hillwood Drive
Nashville, TN 37205

Send Tax Bills To:
New Owner

Map-Parcel Number:
102 16 0 009.00

EXECUTOR'S QUITCLAIM DEED

Seawell J. Brandau, Executor of The Estate of Margaret W. Brandau, deceased (a/k/a Margaret Ann W. Brandau) (the "Grantor"), for consideration of $10.00, hereby releases, remises and quitclaims unto **Seawell J. Brandau, Trustee of the Margaret W. Brandau Testamentary Trust** ("Grantee") all the right, title and interest of the Decedent's estate in and to a tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit A.

Subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

<Signature page to follow.>

WITNESS my hand on this day, May 8, 2019.

Seawell J. Brandau, Executor of the Estate of Margaret W. Brandau

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Seawell J. Brandau, Executor of the Estate of Margaret W. Brandau**, deceased, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this day, May 8, 2019.

Notary Public

My Commission Expires: May 2, 2022

LAURA MCALISTER ZABASKI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

766650.1/020180760

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 137, on the Plan of Hillwood Estates, Section 8, as of record in Book 2133, page 123, Register's Office for Davidson County, Tennessee.

Said Lot No. 137 fronts 200 feet on the northerly side of West Hillwood Drive, and extends *back between* parallel lines 425 feet to a dead line.

Being the same property conveyed to Margaret Ann W. Brandau by Quitclaim Deed from Seawell J. Brandau, of record in Book 7822, page 532, Register's Office for Davidson County, Tennessee. Margaret Ann W. Brandau having since died on June 28, 2018 and whose estate is open and is being administered pursuant to Decedent's Last Will and Testament duly admitted to probate and of record in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Docket No. 18P-1570, under which the subject property is devised to the Grantee herein. The property is made part of the probate estate of Margaret Ann W. Brandau under Article XI, Section 8 of said Last Will and Testament. The Margaret W. Brandau Testamentary Trust was established pursuant to Article VIII of said Last Will and Testament.

The legal description above is the same as in the previous deed of record.

This is real property commonly known as 508 West Hillwood Dr., Nashville, TN 37205.

True Copy Certification

I, Andra J. Hedrick, do hereby make oath that I am a licensed attorney and/or 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.

Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Candace M. Parker, a notary public for this county and state, Andra J. Hedrick who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/03/2020
Notary's Seal

CANDACE M. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020

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