Karen Johnson Davidson County
Batch# 231608 DEEDQC
05/17/2019 12:33:41 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190517-0046818

THIS INSTRUMENT PREPARED BY: Elizabeth McCoyd Greer Attorney at Law P.O. Box 59225 Nashville, TN 37205 (615) 474-2999	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $0.00. Travis Phelps Smith, Affiant Subscribed and sworn to before me, this 2 day of May 2019. NOTARY PUBLIC My Commission Expires:

Address New Owner:
Travis Phelps Smith
105 Bellevue Drive South
Nashville, TN 37205

Send Tax Bills To:
SAME

Map and Parcel No.:
116 14 0 021.00

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **TRAVIS PHELPS SMITH**, the duly-appointed **EXECUTOR OF THE ESTATE OF ANNETTE S. SMITH**, deceased (the "Decedent"), who died on March 16, 2018, and whose estate is being administered in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), **Docket No.18P962**, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the distribution of the estate of the Decedent pursuant to the Decedent's Last Will and Testament which was duly admitted to probate and of record at the Clerk's Office of the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), hereby releases, remises and quitclaims

unto **TRAVIS PHELPS SMITH,an unmarried man,**(the "Grantee"),his heirs and assigns, all the right, title and interest of the Decedent's estate in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the westerly part of lot No. 8 on the Map showing subdivision of lots Nos. 4, 5 and 25 in Bransford Realty Company and Johnson Bransford's Subdivision of part of a 40-acre tract and all of lot No. 27 and part of lot No. 28 in Deer Park Subdivision in Belle Meade, as of record in book 421, page 134, Register's Office for said County, described as follows:

Beginning at a point on the southwesterly margin of Bellevue Drive South 203 feet easterly from the southeasterly margin of Bellevue Drive, being also the northeast corner of lot No. 5 on said Plan conveyed to Earle T. Bumpous by deed from Jefferson Realty Company of record in book 1085, page 345, said Register's Office; thence south 35-3/4° west with the line between said lot No. 5 and lot No. 6 on said Plan and said lot No. 8, 190 feet to a point; thence south 53-1/2° east 10.5 feet to a point; thence south 36-1/4° west, with the line between lots Nos. 6 and 7 on said Plan and said lot No. 8, 100 feet to the southwest corner of said lot No. 8; thence south 56° east 27 feet to a post; thence south 69° east 48 feet to the southwest corner of part of lot No. 8 conveyed to Gertrude Treanor Crockett by deed from Bransford Realty Company, of record in book 1103, page 552, said Register's Office; thence northeastwardly with the northwestern boundary line of said part of lot No. 8 conveyed to Gertrude Treanor Crockett 265 feet, more or less, to a point on the southwesterly margin of Bellevue Drive South, said point being Mrs. Crockett's northwest corner; thence in a northwesterly direction, with the southwesterly margin of Bellevue Drive South 75 feet to the beginning.

Being the same property conveyed to Travis Smith, Jr. and wife, Annette Smith, by Warranty Deed from J. E. Wood, Jr. and wife, Hetty Wood, of record in Book 4162, Page 311, in the Register's Office for Davidson County, Tennessee. The said Travis Smith, Jr. predeceased Annette Smith, who was also known as Annette S. Smith. The said Annette S. Smith having died on March 16, 2018. Pursuant to Annette S. Smith's Last Will and Testament being administered in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No.18P962, all real property was directed to be part of the said Annette S. Smith's probate estate, and therefore subject to the authority of the Executor appointed therein for distribution.

This is improved property known as 105 Bellevue Drive South, Nashville, TN 37205. (It was once known as 105 South Bellevue Drive, Nashville, TN 37205.)

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record. No new boundary survey was made at the time of this conveyance.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

WITNESS my hand this 2nd day of May, 2019.

Travis Phelps Smith, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Travis Phelps Smith, EXECUTOR OF THE ESTATE OF ANNETTE S. SMITH,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 2 day of May, 2019.

Colleen P. MacLean
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN 3, 2022

NOTARY PUBLIC

My Commission Expires