(2)

This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(D).

This Instrument Was Prepared By:
Jackson M. Welch, Jr., Esq.
1284 West Main Street
Franklin, Tennessee 37064

Address of New Owner:	**Send Tax Bills To:**	**Map-Parcel:**
Walter J. Bentley, III 4030 Bradbury Drive Marietta, GA 30062	Same as New Owner	14510003700

EXECUTOR'S QUITCLAIM DEED

Know all persons by these presents that Walter J. Bentley, III, is the duly appointed Executor of the Walter J. Bentley, Jr., deceased (the "decedent"), which Estate is being administered in the Probate Court for Davidson County, Tennessee, Docket No. 19P71 (a certified copy of his Letters Testamentary are attached hereto and incorporated herein by this referenced). Now, therefore, 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 and sufficiency of which is hereby acknowledged, the said **Walter J. Bentley, III**, in his capacity as Executor, and not otherwise ("Grantor"), and in connection with the distribution of the estate of the decedent pursuant to the will of the decedent, the laws of the State of Tennessee, and the Estate Distribution Agreement entered into by and between the residual beneficiaries of the Estate, does hereby grant, transfer, release, remise and forever quitclaim unto **Walter J. Bentley, III** ("Grantee"), his heirs, and assigns, forever, all of the said Executor's right, title, and interest in and to that certain tract or parcel of land situated in Davidson County, Tennessee, with said tract or parcel of land being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 145, Tyne Valley Estates, Section 9, of record in Book 3700, page 66, Register's Office for Davidson County.
>
> Said Lot No. 145 fronts 192 feet along the northerly margin of Robert E. Lee Drive and extends back 284.9 feet on the westerly line and 285 feet on the easterly line to a 192 foot line at the rear.
>
> Being the same property conveyed to Walter J. Bentley, Jr. and wife, Carolyn W. Bentley, by deed from John C. Jenkins, Jr. and wife, Jean M. Jenkins, of record in Book 4400, Page 99, Register's Office for Davidson County, Tennessee. The said Carolyn W. Bentley predeceased Walter J. Bentley, Jr. leaving him as the sole owner of the property.
>
> This is improved property known as 5928 Robert E. Lee Drive, Nashville, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquit any

Karen Johnson Davidson County
Batch# 257153 DEEDQC
07/15/2019 02:04:48 PM 3 pgs
Fees: $17.00 Taxes: $0.00
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claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

IN WITNESS WHEREOF, this instrument is hereby executed this 7th day of JUNE, 2019.

GRANTOR:

Walter J. Bentley, III
Executor, Estate Walter J. Bentley, Jr., deceased

STATE OF GEORGIA
COUNTY OF COBB

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **Walter J. Bentley, III**, Executor of the Estate of Walter J. Bentley, Jr., deceased, the within named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Marietta, GA, this 7th day of JUNE, 2019.

FATIHI AGBAJE
Notary Public - State of Georgia
Fulton County
My Commission Expires Sep 16, 2022

Notary Public
My Commission Expires:

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **WALTER J. BENTLEY III** DOCKET NO: **19P71**

*It appearing to the Court that **WALTER JOHN BENTLEY JR.** has died leaving a written Will in which you are appointed **Executor** and which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you;*

*THESE ARE, THEREFORE, to empower you, the said **WALTER J. BENTLEY III**, to enter upon the execution of said Will, and take into your possession all of the property, and to make, within **sixty (60) days** from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.*

WITNESS, Richard R. Rooker, Clerk of the Probate Court, at office, this January 24th, 2019.

RICHARD R. ROOKER, Clerk

_____ D.C.

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, RICHARD R. ROOKER, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of the Letters Testamentary issued to **WALTER J. BENTLEY III** as **Executor** of the estate of **WALTER JOHN BENTLEY JR.**, deceased, and I do further certify that **WALTER J. BENTLEY III** is still acting **Executor** of the estate of **WALTER JOHN BENTLEY JR.** and all acts as such are entitled to full faith and credit as it appears from the official record in my office in Nashville, Tennessee, this the 24th day of January, 2019.

RICHARD R. ROOKER, Clerk

_____ D.C.