Karen Johnson Davidson County
Batch# 272282 DEEDQC
08/16/2019 08:58:54 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190816-0082005

This instrument prepared by:
(And return to)

Grissim Title & Escrow, LLC
1222 17th Avenue South
Nashville, TN 37212

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Michael G. Gregory, et al. 2707 Riverbend Drive Nashville, TN 37214	SAME	62-2A-21

This instrument has been prepared by information provided by the parties
No title search was conducted and no representations regarding title have been made by the Drafter

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Michael G. Gregory, Executor of the Estate of Michael F. Gregory Jr.** (the "Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, and in connection with the distribution and closing of the Estate of Michael F. Gregory Jr., the decedent's will having been duly admitted to probate in Davidson County, Tennessee, bearing Probate Docket No.: 19P654, in the Probate Court Clerk's Office for Davidson County, Tennessee, has bargained and sold, and by these presents does transfer and convey unto the said **Michael G. Gregory and Sister, Marybeth Gregory** (the "Grantee"), their successors and assigns, all of his right, title and interest in and to that certain land in **DAVIDSON County**, State of Tennessee, more particularly described as follows:

BEING Lot No. 70 on the Re-subdivision Lots 7A, 7B, 8A, 8B, 9A, 9B, 10A, 10B, 11A, 11B, 12A & 12B, 69A, 69B, 70A, 70B, 72A, 72B, 76B, 77A, 77B, 78A, 78B, 79A, 79B, 80A and 80B, Phase 1, Section 1, RIVER TRACE ESTATES Subdivision, as of record in Plat Book 6900, Pages 324 and 325, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to **Michael F. Gregory Jr. and Mary H. Gregory,** Both unmarried, as joint tenants with right of survivorship, by Warranty Deed from Sandra A Crow of record **in Instrument No. 20050715-0082487**, dated July 14, 2005 and recorded July 15, 2005, Register's Office for Davidson County, Tennessee.
Mary H. Gregory having since deceased on July 16, 2017, being survived by her husband Michael F. Gregory Jr.
Michael F. Gregory Jr. having since deceased on June 16, 2018. Probate for Michael F. Gregory Jr. being filed in the Probate Court for Davidson County, Tennessee, Docket No.: 19P654, appointing Michael G. Gregory as Executor of said Estate.
Michael G. Gregory and Marybeth Gregory, being the sole beneficiaries under Will and sole heirs-at-law. Michael G. Gregory executes this deed in his capacity as Executor of the Estate and individual beneficiary/Heir-at-Law. Marybeth Gregory executes this deed to convey her interest as beneficiary under Will and as Heir-at-law.

The legal description provided herein is exactly the same as in the prior recorded deed.

This is improved property known as: 2707 Riverbend Drive, Nashville, Tennessee 37214

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

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

WITNESS our hands this 15th day of August, 2019.

Michael G. Gregory, Executor

Michael G. Gregory, Individually

Marybeth Gregory, Individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael G. Gregory**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged himself, Michael G. Gregory as Executor of the Estate of Michael F. Gregory Jr., and in his capacity as such Executor, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of August, 2019.

NOTARY PUBLIC

My Commission Expires: _____

JAMIN ENQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael G, Gregory**, 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 and official seal at Nashville, Tennessee, this 15th day of August, 2019.

NOTARY PUBLIC

My Commission Expires: _____

JAMIN ENQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Marybeth Gregory**, 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 official seal at Nashville, Tennessee, this 15th day of August, 2019.

NOTARY PUBLIC

My Commission Expires: _____

JAMIN ENQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $ 0.00.

Affiant

Subscribed and sworn before me this 15th day of August, 2019.

NOTARY PUBLIC

My Commission Expires: _____

JAMIN ENQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023