Karen Johnson Davidson County
Batch# 292337 DEEDQC
09/27/2019 12:36:49 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190927-0098581

This Instrument Prepared by:
J. BLAKE FREEMAN, ATTORN
323 Emery Drive
Nashville, TN 37214-3113

PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO WARRANTIES

EXECUTOR QUITCLAIM DEED

Address of New Owners:	Sent Tax Bill To:	Map & Parcel No.
SAM BRYANT & MAX BRYANT 607 Hickory Glade Ct. Antioch, TN 37013	New owner	117-7H-38

WHEREAS, Wayne Bryant owned and held an interest **(of one half ½)** in certain real property located in Davidson County, Tennessee, as more particularly described below; and

WHEREAS, Wayne Bryant died on March 23, 2019, leaving a Last Will and Testament dated November 20, 2018, ("Will") which was admitted to probate in the Probate Court of Davidson County, Tennessee, on May 9th, 2019, as Case No. 19P-785 and is recorded among said probate records; and

WHEREAS, as a result of the terms of the Will, the real property described herein is to be distributed to SAM BRYANT AND MAX BRYANT; and

WHEREAS, the executor of the estate desires to evidence, by this quitclaim deed, the transfer of the real property herein described to SAM BRYANT AND MAX BRYANT as stipulated in the Will.

NOW, THEREFOR FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, Pam Appleton, EXECUTOR OF THE ESTATE OF Wayne Bryant ("Grantor") this day executed this Executor Quitclaim Deed in order to evidence the transfer unto **SAM BRYANT AND MAX BRYANT** ("Grantees"), all of the interest, right and title in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

> Land in Davidson County, Tennessee, being a part of Roderick Square, a Horizontal Property Regime, as of record in Plat Book 6250, Page 928, said Registers Office, the part hereby described being;
> Unit No: 3386 on the Plan, and as shown in and described by the Master Deed establishing a Horizontal Property Regime with respect to Roderick Square Condominiums.
>
> This conveyance is subject to Master Deed of Roderick Square of record in Book 6867, Page 385, RODC, Tennessee, and By-Laws appended thereto; and Plat in Book 6250, page 928. Said Master Deed and By-Laws contain a Lien for

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

Being the same property conveyed to Wayne S. Bryant and Pamela E. Appleton of record in instrument 20161028-0114122, Register's Office for Davidson County, Tennessee. **Wayne S. Bryant being the same as Wayne Stewart Bryant**

This is improved property known as 3386 Hillsboro Rd., Nashville, TN 37204

This transfer is by Quitclaim and the Executor makes no warranties about the title.

IN WITNESS WHEREOF, the Grantor hereby affixes their signatures on this the 23 day of Sept 2019.

Pam Appleton, Executor of the Estate of Wayne S. Bryant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for the County and State, the within named , **Pam Appleton,** Executor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that they executed the within instrument for the purposed therein contained.

Witness my hand and official seal at office, this 23 day of Sept 2019.

My Commission Expires:

Notary Public

J. BLAKE FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires 5/20/2020

STATE OF TENNESSEE DAVIDSON COUNTY ss:

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

Affiant

Sworn to and subscribed to before me this the 23 day of Sept, 2019.

Notary Public/My Commission Expires:

J. BLAKE FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires 5/20/2020