THIS INSTRUMENT PREPARED BY:

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Karen Johnson Davidson County
Batch# 319497 DEEDQC
11/25/2019 03:25:30 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20191125-0121771



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

Diane C. Bauer
AFFIANT

Subscribed and sworn to before me this 25th day of November, 2019.

Lisa D. Hill
Notary Public

My Commission Expires: 5-3-2021

Address of New Owners:	Send Tax Bills To:	Parcel Identification No.
Diane C. Bauer and Thomas Y. Cartwright 624 Baxter Lane Nashville, TN 37220	Diane C. Bauer and Thomas Y. Cartwright 624 Baxter Lane Nashville, TN 37220	160 07 0 008.00

TRUSTEE'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Diane C. Bauer, Successor Trustee of the T&M Cartwright Trust dated December 26, 1990 (the "Trust"),** 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 Trust pursuant to the provisions of the Trust, hereby releases, remises and quitclaims unto **Diane C. Bauer and Thomas Y. Cartwright**, as tenants-in-common, all of its right, title and interest in and to a certain parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

Also attached hereto as Exhibit B for reference is the Declination to Serve as Trustee by Regions Bank and Appointment of Diane Bauer to serve as Successor Trustee of the Trust.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

As a result of this conveyance, said Diane C. Bauer and Thomas Y. Cartwright will each own a one-half (1/2) interest of the subject property as tenants-in-common.

WITNESS my hand this the 25th day of November, 2019.

Diane C. Bauer, Successor Trustee of the
T&M Cartwright Trust dated 12/26/1990

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Sworn to and subscribed before me, the undersigned authority, on this day by Diane C. Bauer, in her capacity as Successor Trustee of the T&M Cartwright Trust dated 12/26/1990, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), on this the 25th day of November, 2019.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 3, 2021

Notary Public
My Commission Expires: 5-3-2021

EXHIBIT A
(Legal Description)

Land in the 6th, formerly the 8th Civil District of said County, being the easterly part of Lot No. 5 and the westerly part of Lot No. 6 on the Plan of the Subdivision of the Baxter 110 acre tract of land east of Franklin Road, not of record, being Lot "F" on the survey made by Z.J. Wilkinson, Surveyor, July 20, 1954, as follows:

Beginning in the center of Baxter Lane at the southwest corner of the property conveyed to Mary M. Beasley, by deed from John L. Mills and wife, of record in Book 2300, page 335, Register's Office for said County, being the corner of Lots "F" and "G"; thence with the line between said two lots northwardly 488.8 feet; thence north 85° west 178.2 feet to the corner of lots "E" and "F"; thence with the line between said two lots southwardly 488.8 feet to the center of said Baxter Lane; thence with the center of same eastwardly 178.2 feet to the beginning.

Being the same property conveyed to Thomas B. Cartwright and wife, Martha K. Cartwright, by deed from Harvey P. Gassaway and wife, Bessie Davis Gassaway, of record in Book 3345, page 154, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Thomas B. Cartwright and Martha K. Cartwright, Trustees of the T&M Cartwright Trust dated December 26, 1990 by deed from Thomas B. Cartwright and wife, Martha K. Cartwright, of record in Book 8286, page 789, Register's Office for Davidson County, Tennessee.

Thomas B. Cartwright predeceased Martha K. Cartwright on April 22, 2010 and devised his entire estate to the T&M Cartwright Trust dated December 26, 1990 by Will recorded in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) on September 27, 2011 under Docket No. 11P-1417.

Martha K. Cartwright subsequently died intestate on May 10, 2015. Pursuant to the Tennessee laws of intestate succession, her heirs-at-law are Diane Bauer, Thomas Y. Cartwright, and Steven K. Cartwright. Her estate was duly admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) on August 30, 2018 under Docket No. 18P-1296.

Steven K. Cartwright subsequently died intestate on February 10, 2017. Pursuant to the Tennessee laws of intestate succession, his heirs-at-law are Diane Bauer and Thomas Y. Cartwright. By way of explanation, Steven K. Cartwright died unmarried with no issue. His estate was duly admitted to probate in the Circuit Court for Citrus County, Florida (Probate Division) on or about June 20, 2018 under File No. 2017-CP-000427.

This is improved property known as 654 Baxter Lane, Nashville, Tennessee 37220.

EXHIBIT B
(Declination to Serve and Appointment of Successor Trustee)
[Copy Attached]

T&M CARTWRIGHT TRUST

Declination of Regions Bank to Serve as Trustee and Appointment and Acceptance of Diane Bauer to Serve as Successor Trustee

THIS AGREEMENT is made and entered into by and among REGIONS BANK, DIANE BAUER, and THOMAS Y. CARTWRIGHT.

W I T N E S S E T H:

WHEREAS, Thomas Cartwright and Martha Cartwright (collectively, the "Grantors") created the T&M Cartwright Trust (the "Trust") on December 26, 1990 for the benefit of themselves, during their lifetimes, and thereafter, for the benefit of their children and more remote descendants; and

WHEREAS, Thomas Cartwright died on April 22, 2010, and Martha Cartwright died on May 10, 2015; and

WHEREAS, pursuant to Section 7.03 of the Trust, following the Grantors' deaths, the remaining Trust property is to be held in a continuing trust for the Grantors' children until the oldest child attains the age of 65 years, at which time the remaining trust property is to be distributed outright to the Grantors' children, in equal shares, with the share of any deceased child passing to his/her descendants, if any, or if none, then the share of such child will lapse; and

WHEREAS, the Grantors had three children, namely, Diane Bauer ("Diane"), Thomas Y. Cartwright ("Thomas"), and Steven K. Cartwright ("Steven"); and

WHEREAS, Steven died on February 10, 2017 leaving no surviving descendants, but Diane and Thomas are currently living; and

WHEREAS, Diane, who was born in 1952, is the oldest child of the Grantors and has already attained the age of 65 years; and

WHEREAS, accordingly, the remaining Trust assets are immediately distributable outright to the Grantors' two living children, Diane and Thomas, in equal shares between them; and

WHEREAS, Section 9.01 of the Trust provides that, following the deaths of both Grantors, First American National Bank, or its successor, shall serve as successor trustee of the Trust; and

WHEREAS, Regions Bank is the successor-in-interest to First American National Bank; and

WHEREAS, because the Trust assets are immediately distributable to the beneficiaries, outright and free of trust, Regions Bank and the beneficiaries agree that it would be uneconomic for a corporate fiduciary to serve as trustee of the Trust for the sole purpose of distributing the Trust assets and preparing the final income tax return; and

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WHEREAS, Regions Bank has determined that it does not desire to serve as trustee of the Trust; and

WHEREAS, paragraph Third of Section 9.01 of the Trust provides that, if Regions Bank does not serve as trustee, a trustee shall be chosen by the majority of the beneficiaries of the Trust; and

WHEREAS, Diane and Thomas constitute all of the current beneficiaries of the Trust, and they agree that Diane should serve as successor trustee of the Trust; and

WHEREAS, Diane is willing and able to serve as successor trustee of the Trust.

NOW, THEREFORE, for and in consideration of the premises and other good and valuable consideration, receipt of which is hereby acknowledged, the parties agree and take action as follows:

1. Regions Bank hereby declines to serve as trustee of the Trust.

2. Diane and Thomas, who are all of the current beneficiaries of the Trust, appoint Diane to serve as successor trustee of the Trust.

3. Diane accepts her appointment as successor trustee of the Trust, effective immediately upon execution of this Agreement.

4. The language of all parts of this Agreement shall, in all cases, be construed as a whole, according to its fair meaning, and not strictly for or against any of the parties.

5. Each of the parties agrees that Tennessee law shall govern the enforcement of this Agreement.

6. The parties agree to cooperate fully, to execute any supplemental documents, and to take any additional actions that may be necessary or appropriate to give full effect to the terms and intent of this Agreement.

7. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same Agreement. Facsimile or portable document format (pdf) signature hereon shall be deemed originals for all purposes.

[Signatures on the following pages.]

IN WITNESS WHEREOF, the undersigned have executed this Agreement to be effective on the date of the last signature below.

REGIONS BANK

Date: 1/2/2019

By: _____
R. Otis Goodin, Senior Vice President

Date: 1-12-19

_____
DIANE BAUER, individually and as Successor Trustee of the T&M Cartwright Trust

Date: 1-12-19

_____
THOMAS Y. CARTWRIGHT

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, 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.

Paul C. Hayes

Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lisa D. Hill, a notary public for this county and state, Paul C. Hayes, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lisa D. Hill

Notary Public

My Commission Expires: 5-3-2021

Notary's Seal (if on paper)

