Karen Johnson Davidson County
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Fees: $22.00 Taxes: $0.00

20200106-0001380

This instrument was prepared by:
Angus Gillis III
Attorney AT Law
377 Willow Bough Lane
Old Hickory, TN 37138

QUITCLAIM DEED

ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO	MAP-PARCEL NOS.
Mary E. Gereben 4617 Woodside Drive Old Hickory, TN 37138	Mary E. Gereben 4617 Woodside Dr. Old Hickory, TN 37138	064 04 0 025.00

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is Zero Dollars ($0.00). This transfer is exempt from transfer tax pursuant to T.C.A. 67-4-409 (a)(3)(D) because this transfer is to fulfill a testamentary devise and pursuant to TCA 67-4-409 (a)(4) because this transfer is by Quitclaim Deed and there was no actual consideration paid for the conveyance.

Mary E Gereben
Affiant

Sworn to and subscribed before me this 3 day of January, 2020

Notary Public

My Commission Expires: November 8, 2022

MARIA FERNANDA ESPINOSA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RECITALS

1. The real property described below was titled in the name of "Endre Gereben, married" when he died on January 19, 2018.

2. At the time of his death, Endre Gereben resided with his wife, Mary E. Gereben, in the real property described below.

3. The real property described below was conveyed to "Endre Gereben, married" by a Warranty Deed dated March 28, 1996 which was recorded in the Register's Office of Davidson County, Tennessee in Book 9998, Page 666. Said Warranty Deed was from Michael D. Brown and wife, Virginia C. Brown, to Endre Gereben, married, the Grantees, their heirs and assigns.

4. Endre Gereben and Mary E. Gereben, were married from July 3, 1989 until the time of his death.

5. Endre Gereben left a Last Will and Testament dated March 4, 1996 (hereinafter the "WILL") which was executed in South Carolina when Endre Gereben and Mary E. Gereben were residents of South Carolina.

6. The WILL was admitted to probate in solemn form in the Seventh Circuit Court of Davidson County, Tennessee by an ORDER TO PROBATE IN SOLEMN FORM. This Order was entered on June 28, 2019. The original of the WILL was filed with the Court.

7. Both of the children of Endre Gereben stated in either open court or by affidavit that they had no opposition to the WILL being admitted to probate in solemn form.

8. Mary E. Gereben was appointed and qualified as the Executrix of the estate of Endre Gereben.

9. In ITEM III of the WILL, Mary E. Gereben was named as the sole beneficiary/devisee under the WILL if she survived Endre Gereben.

10. This Quitclaim Deed is being executed by Mary E. Gereben in her capacity as the Executrix of the estate of Endre Gereben for the purpose of fulfilling the devise of the real property described below to Mary E. Gereben.

KNOW ALL MEN BY THESE PRESENTS, that I, Mary E. Gereben, acting as the Executrix of the estate of Endre Gereben, which estate is being administered in the Seventh Circuit Court of Davidson County, Tennessee under Docket No. 18P1725, for and in consideration of the sum of One and no/100 Dollars do hereby bargain, quitclaim and convey unto Mary E. Gereben, hereinafter "Grantee", and her successors and assigns, all the right, title and interest owned by the estate of Endre Gereben in the following described real estate to wit:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Woodside Subdivision, Section II, as of record in Book 5200, Page 98, Register's

Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Endre Gereben, married, by Warranty Deed from Michael D. Brown and wife, Virginia C. Brown of record in Book 9998, Page 666, Register's Office of Davidson County, Tennessee.

This is improved property known as 4617 Woodside Drive, Old Hickory, TN 37138.

There is no warranty of title being made in this Quitclaim Deed, but this conveyance is specifically made subject to all liens, encumbrances, easements and other matters of record including but not limited to:

1. A Deed of Trust recorded as Instrument No. 20030923-014022 in the Register's Office of Davidson County, Tennessee which secures payment of a Note payable to Bank of America, N. A. dated August 22, 2003 in the original principal amount of Ninety Two Thousand Six Hundred Seventy Eight Dollars ($92, 678.00) which Note as well as the Deed of Trust were executed by Endre Gereben and Mary E. Gereben. The trustee under the Deed of Trust is PRLAP, INC.

2. A Deed of Trust dated May 11, 2004 and recorded on May 24, 2004 as Instrument No. 20040524-0060352 in the Register's Office of Davidson County, Tennessee which secures payment of all sums owed to Bank of America, N. A. by Endre Gereben or Mary E. Gerben under a Revolving Line Of Credit as provided in a document entitled "BANK OF AMERICA EQUITY CREDITLINE AGREEMENT AND DISCLOSURE STATEMENT" dated May 11, 2004 (hereinafter the "Creditline Agreement"). Both Endre Gereben and Mary E. Gereben executed the Creditline Agreement and the Deed of Trust. The Credit Limit pursuant to the Creditline Agreement is $50,000.00 and the maximum principal indebtedness as stated on the Deed of Trust is $50,000.00. The trustee under the Deed of Trust is PRLAP, INC.

Mary E. Gereben, in her capacity as the Executrix of the estate of Endre Gereben, is aware that pursuant to the provisions of T.C.A. 31-2-103, real property of a testate decedent vests immediately on his death in the devisees named in the will unless the will specifically directs that the real property be part of the estate under the control of the executrix. While Mary E. Gereben, in her capacity as the Executrix, believes that the real property described above vested in her immediately upon the death of Endre Gereben, ITEM VI of the WILL is very broad and could perhaps be read as directing that the real property owned by Endre Gereben at the time of his death be part of the estate under the control of the Executrix. Therefore, this Quitclaim Deed is executed by Mary E. Gereben to transfer any interest of the estate of Endre

Gereben in the real property described above to Mary E. Gereben in her individual capacity. Pursuant to ITEM III of the WILL, all the rest, residue and remainder of Endre Gereben's estate whether real, personal or mixed is given, devised and bequeathed to Mary E. Gereben, his wife, if she survives him. This Quitclaim Deed is therefore being executed and filed to fulfill a testamentary devise.

IN TESTIMONY HEREOF, I have hereunto set my hand this 3rd day of January, 2020.

Mary E. Gerben

Mary E. Gerben, Executrix of the Estate of Endre Gereben

State of Tennessee
County of Davidson

Personally appeared before me, MARIA ESPINOSA, a Notary Public, in and for the County and State aforesaid, Mary E. Gerben with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Executrix of the estate of Endre Gereben and is authorized as the Executrix of said estate to execute this instrument on behalf of the Estate of Endre Gereben.

MARIA FERNANDA ESPINOSA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission expires: NOV. 2022