THIS INSTRUMENT PREPARED BY:

GLENN S. MACBETH, Attorney at Law
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:

Benjamin M. Terry
183 Forestwood Drive
Nashville, TN 37209

SEND TAX BILLS TO: SAME

Karen Johnson Davidson County
Batch# 340725 DEEDQC
01/09/2020 09:30:10 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200109-0003077

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND GLENN S. MACBETH, ATTORNEY, NOR GATEWAY TITLE SERVICES, LLC, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL. WHEN EXECUTED THIS DOCUMENT SHOULD BE PROMPTLY RECORDED IN THE REGISTER OF DEEDS OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED.

QUITCLAIM DEED

Map No. 103 09 00; Parcel No. 005.00

THIS INSTRUMENT made and entered into on this the 7th day of January, 2020, by and between, **MARIANNE SMEDLEY, Trustee of the Terry Family Trust, a Testamentary Trust established by the Last Will and Testament of Michael Lee Terry, and BENJAMIN M. TERRY and ELIZABETH TERRY, individually,** as beneficiaries under the said Terry Family Trust ("Grantors"), and **BENJAMIN M. TERRY** ("Grantee");

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 ($1.00) DOLLAR, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantors convey, transfer, release, relinquish, and quitclaim unto Grantee, Grantee's heirs and assigns, all Grantors' right, title and interest in and to the following described real estate, to wit:

LAND located in Davidson County, Tennessee, being all of Lot No. 42, on the plan of Hillwood Park, according to plat and survey of same appearing of record in Book 3300, pages 27 and 28, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

SAID Lot No. 42 fronts 158.28 feet on the westerly margin of Forestwood Drive and extends back 252.1 feet on the northerly line and 201.6 feet on the southerly line to a dead line in the rear, measuring 208.36 feet thereon.

BEING the same property conveyed to Michael L. Terry and wife, Julie Ann Campbell, by Warranty Deed from Robert B. Seedsman and wife, Margaret L. Seedsman, dated December 20, 1984, of record in Book 6460, page 120, in the Register's Office of Davidson County, Tennessee. By Quitclaim Deed dated April 4, 1997, the said Julie Ann Campbell conveyed all of her right, title and interest in the subject property to Michael L. Terry, of record in Book 10422, page 476, in said Register's Office. The said Michael L. Terry died on or about May 7, 2015, and by his duly probated Last Will and Testament, established a Testamentary Trust called the Terry Family Trust, authorizing and empowering the named Trustees to exercise powers set forth in paragraphs 5 through 32, inclusive, of §35-50-110 of the *Tennessee Code Annotated.* The terms of the Will pertaining to the testamentary trust have been met, including the youngest living child has attained the age of twenty-two (22) years, and this instrument is being executed by the Grantors to properly effectuate the conveyance of the real property. The said Marianne Smedley executes this instrument as sole surviving named trustee pursuant to the Last Will and Testament of Michael Lee Terry and the Terry Family Trust established therein. Michael Lee Terry being one and the same person as Michael L. Terry.

THIS conveyance is made subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property is known as 183 Forestwood Drive, Nashville, TN 37209.

IN WITNESS WHEREOF, the Grantor has hereunto set his/her signature on this the 7th day of January, 2020.

Marianne Smedley

MARIANNE SMEDLEY, Trustee of the Terry Family Trust, a Testamentary Trust established by the Last Will and Testament of Michael Lee Terry dated December 31, 1998

STATE OF Florida)
COUNTY OF Lee)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared the within named Marianne Smedley, as Trustee of the Terry Family Trust, a Testamentary Trust established by the Last Will and Testament of Michael Lee Terry dated December 31, 1998 with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) who acknowledged that she executed the foregoing instrument (Quitclaim Deed) as Trustee of the Terry Family Trust, a Testamentary Trust established by the Last Will and Testament of Michael Lee Terry dated December 31, 1998, and who acknowledged that she executed the same as her free act and deed and by authority granted her as Trustee of the Terry Family Trust, a Testamentary Trust established by the Last Will and Testament of Michael Lee Terry dated December 31, 1998.

Witness my hand and official seal at office at Fort Myers (city), Florida (state), on this the 7th day of January, 2020.

Karen A. Bento
Notary

My Commission Expires:

Notary Public State of Florida
Karen A Bento
My Commission GG 917112
Expires 09/26/2023

KAREN A. BENTO
NOTARY PUBLIC
STATE OF FLORIDA

IN WITNESS WHEREOF, the Grantor has hereunto set his/her signature on this the 6 day of Jan., 2020.

BENJAMIN M. TERRY

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, Benjamin M. Terry, the bargainor, 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 (Quitclaim Deed) for the purposes therein contained.

Witness my hand and official seal at Nashville (city), TN (state), on this the 6 day of Jan. 2020.

Notary Public

My Commission Expires: 07.05.21

AUBREY HAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

IN WITNESS WHEREOF, the Grantor has hereunto set his/her signature on this the 6 day of Jan., 2020.

ELIZABETH TERRY

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, Elizabeth Terry , the bargainor, 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 (Quitclaim Deed) for the purposes therein contained.

Witness my hand and official seal at Nashville, TN this 6 day of Jan., 2020.

Notary Public

My Commission Expires: 07.05.21

AUBREY HAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

AFFIDAVIT

STATE OF TENNESSEE)

COUNTY OF Davidson)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $0.

Affiant

Sworn to and subscribed before me this 6 day of Jan. 2020.

Notary Public

My Commission Expires: 07.05.21

AUBREY HAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021