THIS INSTRUMENT WAS PREPARED BY
LARRY D. CANTRELL
ATTORNEY AT LAW, P.C.
2412 EUGENIA AVENUE
NASHVILLE, TN 37211 – 2115

Karen Johnson Davidson County
Batch# 379450 DEEDQC
03/30/2020 01:38:17 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200330-0034016

NEW OWNER:
Samuel F. Anderson Trustee
4509 Beacon Drive
Nashville, TN 37215

SEND TAX BILLS TO:
New Owner

MAP & PARCEL
105 -181.00

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT David Clive Anderson, Executor of the Estate of Edward Clive Anderson, Jr., for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, and in connection with the distribution and closing of the Estate of Edward Clive Anderson, Jr., the decedent's Will having been duly admitted to probate in Davidson County, Tennessee, same being Probate Court Docket No. 19P – 1904 has bargained and sold and hereby conveys, remises, release and forever quitclaims unto Samuel F. Anderson, Trustee of Oak Trust, his successors and assign, all the right, title and interest in and to a certain parcel of land in Davidson County, Tennessee described as follows:

Certain real property situated in Davidson County, Tennessee, and described as follows:

Land in Davidson County, State of Tennessee as follows: being Lot No. 102 in the Waverly Land Company's subdivision of lots now in the Sixteenth Ward of the City of Nashville, Tennessee, said Lot No. 102 fronts 160 feet on the west side of the Franklin Pike, which is now known as Eighth Avenue South, and runs back between parallel lines 200 feet, more or less, to a 15 foot alley in the rear. Said property is bounded on the south by the property of Bruce Douglas. For a plan of said property reference is here made to book No. 57, page 95, of the register's office for Davidson County, Tennessee.

Being the same property conveyed to William Gupton and J.E. Skinner by Janie H. Morris and husband, T.H. Morris, by deed of record in Book 444, page 376, Register's Office for Davidson County, Tennessee, the interest of J.E. Skinner having been conveyed to William Gupton by deed of record in Book 454, page 290, Register's Office for Davidson County, Tennessee. The said William Gupton died testate on August 12, 1957, and pursuant to second Codicil to Last Will and Testament of William Gupton of record in Will Book 70, page 52, Probate Court for Davidson County, Tennessee, the subject property was devised, for and during their natural lives, share and share alike, to the three children of William Gupton, the same being William E. Gupton, Pearl Dean Gupton Loser and Henry A. Gupton, and at the death of all three of them, the remainder interest descended to the children of said life tenants per capita, share and share alike, in fee simple absolute. On death of a life tenant prior to termination of the life estate without issue, the interest of the deceased life tenant vested in the surviving life tenants. The remainder interest of any grandchildren of William Gupton who died before expiration of the life estate passed to the heirs at law of such deceased grandchildren. Of the children of William Gupton who died before expiration of the life estate passed to the heirs at law of such deceased grandchildren. Of the children of William Gupton who were life tenants, Henry A. Gupton died first without issue, illiam E. Gupton died second leaving two children, William E. Gupton, Jr. and Gayle Lewis Gupton as remainder men, both of whom died prior to termination of the life estate. The life estate terminated on the death of Pearl Dean Gupton Loser on May 19, 1997. Pear Dean Gupton Loser left three children, who are remainder men, Dorothy Dean Loser Peebles Margy Ann Loser Gass and Joseph Carlton Loser, Jr., all of who survive. Accordingly, on termination of the life estate the property was vested in Dorothy Dean Loser Peebles Margy Ann Loser Gass and Joseph Carlton Loser, Jr., the heirs at law of William E. Gupton, Jr. and the heirs at law of Gayle Lewis Gupton, each as to a one fifth (1/5th) undivided interest. The heirs at law of William E. Gupton, Jr. are William E. Gupton, III, Ann Gayle Gupton Hall and Henry Lewis Gupton. The heirs at law of Gayle Lewis Gupton are his widow Jane C. Gupton and two daughters, Charlene Gupton Barksdale and Kathryn Gupton Young. Jane C. Gupton has quitclaimed her interest in the property to her daughters, Charlene Gupton Barksdale and Kathryn Gupton Young in equal shares by Quitclaim Deed of record as Instrument No. 200202270025267 Register's Office for Davidson County, Tennessee. Accordingly, the owners of the subject property are, Dorothy Dean Loser Peeples, as to a one fifth (1/5th) undivided interest, Margy Ann Loser Gass, as to a one fifth (1/5th) undivided interest, Joseph Carlton Loser, Jr., as to a one fifth (1/5th) undivided interest, William E. Gupton, III, as to a one fifteenth (1/15th) undivided interest Ann Gayle Gupton Hall, as to a one fifteenth (1/15th) undivided interest, Henry Lewis Gupton, as to a one fifteenth (1/15th) undivided interest, Charlene Gupton Barksdale, as to a one fifteenth (1/15th) undivided interest, and Kathryn Gupton Young, as to a one tenth (1/10th) undivided interest.

Pursuant to **Tenn. Code Ann. §66-24-121(a),** the legal description is the same as in the previous deed of record.

This is improved property known as 2015 - 8th Avenue South, Nashville, TN 37204.

T.C.A. §67– 4 – 409(a)(3)(D) exempts this instrument from tax because it is a deed executed by the executor to implement a testamentary devise and **T.C.A. §67 – 4 – 409(a)(5)** further provides the valuation oath is unnecessary, because no oath of value shall be required in any transaction that is exempt from tax;

Witness my hand this 26TH day of MARCH, 2020.

David Clive Anderson Executor

David Clive Anderson, Executor, Estate of Edward Clive Anderson, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Clive Anderson, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, Tennessee, this the 26TH day of MARCH 2020.

NOTARY PUBLIC

My Commission Expires: July 6, 2020

KIMBERLY HANAFUSA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020