Karen Johnson Davidson County
Batch# 391087 DEEDQC
04/24/2020 10:09:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20200424-0043144

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (BHS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

| Address New Owner(s) | Send Tax Bills To: | Parcel ID Number(s) |
|---|---|---|
| Deborah G. Vallett and Susan L. Gaimari, Co-Trustees<br>805 Azura Landing<br>Old Hickory, TN 37138 | Same | 084-11-0 123.00<br>Davidson County |

# EXECUTOR'S QUITCLAIM DEED

Recitals

Theodora H. Gaimari (the "Decedent") died testate on August 23, 2019, leaving a Last Will and Testament dated February 21, 2001 (the "Will"), which has been probated and properly recorded under Docket No. 19P-1716 in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division). Deborah G. Vallett and Susan L. Gaimari are the duly qualified and acting Co-Executors of the estate of Theodora H. Gaimari, who owned the real property described below (the "Property"). Under the Will, the Property passes to Deborah G. Vallett and Susan L. Gaimari, as Co-Trustees of the Gia M. Gaimari Special Needs Trust.

Now, therefore, for and in consideration of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, Deborah G. Vallett and Susan L. Gaimari, as Co-Executors of the estate of Theodora H. Gaimari, by these presents do hereby quitclaim and convey unto Deborah G. Vallett and Susan L. Gaimari, as Co-Trustees of the Gia M. Gaimari Special Needs Trust, their successors in trust and assigns, with full power to convey, sell, assign, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary, all of their right, title and interest as Co-Executors in and to the Property, which is located in Davidson County, Tennessee and described on Exhibit A hereto.

This is improved property known as 2309 Dennywood Drive, Nashville, TN 37214.

The description herein is the same as that contained in the prior deed.

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

This instrument has been executed in compliance with Executive Order No. 26 by Tennessee Governor Bill Lee, dated April 9, 2020.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 17th day of April, 2020.

Deborah G. Vallett, Co-Executor

Deborah G. Vallett, Co-Executor

STATE OF TENNESSEE )
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Deborah G. Vallett, the within named bargainor and Co-Executor, 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 for the purposes therein contained.

WITNESS my hand, at office, this 17th day of April, 2020.

Blaine Smith

Notary Public

My Commission Expires:
8-4-2020

BLAINE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 4, 2020

Susan L. Gaimari, Co-
Susan L. Gaimari, Co-Executor executor

STATE OF TENNESSEE )
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Susan L. Gaimari, the within named bargainor and Co-Executor, 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 for the purposes therein contained.

WITNESS my hand, at office, this 17th day of April, 2020.

Blaine Smith
Notary Public

My Commission Expires:
8-4-2020

BLAINE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 4, 2020

STATE OF TENNESSEE )
COUNTY OF Davidson )

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

Deborah G. Vallott
Affiant

Subscribed and sworn to before me this 17th day of April, 2020.

Blaine Smith
Notary Public

My Commission Expires:

8-4-2020

BLAINE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 4, 2020

## EXHIBIT A

LAND in Davidson County, Tennessee, being lot No. 252 on the map of Maple Crest as of record in Book 1835, Pages 27 and 28, Register's Office for said County.

Said Lot No. 252 fronts 85 feet on the southerly side of Dennywood Drive and extends back between lines 173.8 feet on the easterly side and 161.0 feet on the westerly side to a deed line in the rear on which it measures 70 feet.

Being the same property conveyed to Theodora H. Gaimari, unmarried, by Warranty Deed from Susan Gandolf dated May 25, 2005, of record at Instrument No. 20050527-0060038, Register's Office for Davidson County, Tennessee.

28097507.v2

# True Copy Certification

I, Aubrey Burns, 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.

Aubrey Burns
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lucretia Albert, a notary public for this county and state, Aubrey Burns who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lucretia Albert
Notary's Signature

My Commission Expires: 1-3-23
Notary Seal (if on paper)

