This Instrument Was Prepared By:
David Bate Parsons
Attorney at Law
323 Union Street, Suite 300
Nashville, TN 37201

This Transfer Is Exempt From Real Estate Transfer Tax Pursuant To T.C.A. § 67-4-409(a)(3)(D) As A Transfer Made To Implement A Testamentary Device

Address New Owners And Send Tax Bills To:

c/o Leon Benjamin Metz
655 5th Street, Number 6
San Francisco, CA 94107

Parcel Identification Numbers:

092 04 0 017.00
081 16 0 437.00
081 15 0 619.00
081 15 0 622.00
081 15 0 386.00

Karen Johnson Davidson County
Batch# 456630 DEEDQC
08/13/2020 02:15:20 PM 7 pgs
Fees: $37.00 Taxes: $0.00



20200813-0090920

EXECUTOR'S DEED

KNOW ALL MEN BY THESE PRESENTS, that **Allison Eleanor Nicholas Metz, executrix of the estate of Violet M. Nicholas, deceased** ("the Grantor"), for and in consideration of the sum of Ten and No/100's Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, and in connection with a distribution from the estate of Violet M. Nicholas, deceased, the decedent's last will and testament having been duly admitted to probate before the Seventh Circuit Court, Probate Division, of Davidson County, Tennessee, Case Number 18P1504, has bargained and sold and hereby conveys, remises, releases and forever quitclaims unto **Marilyn Metz Jones, Leon Benjamin Metz, III, Lionel Nicholas Metz** and **Laurence Christopher Metz**, their respective heirs and assigns, *as equal tenants in common*, all of the executor's right, title and interest in and to those certain tracts or parcels of land situated in Davidson County, Tennessee, which tracts or parcels of land are hereafter referred to collectively as "the Property" and described in Exhibit A attached hereto and incorporated herein by this reference, together with the appurtenances, hereditaments, estate, title and interest thereto appertaining.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

IN WITNESS WHEREOF, the Grantor has executed this executor's deed on this the 24th day of July, 2020.

Allison Eleanor Nicholas Metz, Executrix
Of The Estate Of Violet M. Nicholas

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me this the 24th day of July, 2020.

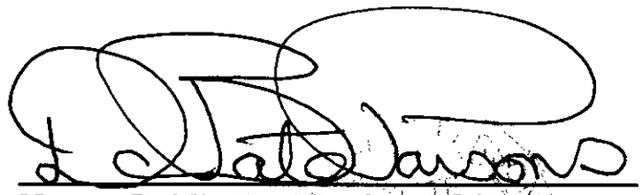
Notary Public For The State Of Tennessee

My Commission Expires: April 18, 2022

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, **David Bate Parsons**, a Notary Public in and for said State and County, the within named **Allison Eleanor Nicholas Metz, executrix of the estate of Violet M. Nicholas, deceased**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she, **as executrix**, executed the within instrument for the purposes therein contained.

WITNESS my hand and notarial seal at Nashville, Tennessee, this the 24th day of July, 2020.



Notary Public For The State Of Tennessee

My Commission Expires: April 18, 2022

EXHIBIT A

PROPERTY DESCRIPTION

Certain tracts or parcels of land located in Davidson County, Tennessee, and further described as follows:

Tract I:

Land in Davidson County, Tennessee, being the westerly 32 feet of Lot No. 200 in Harding's Second Addition to Nashville, a plan of which is recorded in Book 21, Page 58, Register's Office for Davidson County, Tennessee.

Said westerly part of Lot No. 200 fronts 32 feet on the southerly side of Harding Street, and runs back between parallel lines 160 feet to an alley.

Being part of the same property conveyed to Violet M. Nicholas by quitclaim deed and quitclaim deed of correction from Dr. Allison Eleanor (Nicholas) Metz, trustee of The Dr. Philip A. Nicholas And Violet M. Nicholas Revocable Living Trust Dated November 17, 1994, as of record in Instrument No. 20110824-0065540 and Instrument No. 20190116-0004608 in the Register's Office for Davidson County, Tennessee.

Also being part of the same property conveyed to Allison Eleanor Nicholas Metz and Gertrude Elaine Nicholas Brooks, as equal tenants in common, by executor's deed from Allison Eleanor Nicholas Metz, executrix of the estate of Violet M. Nicholas, of record as Instrument No. 20190204-0010299, Register's Office for Davidson County, Tennessee; and then conveyed back to Allison Eleanor Nicholas Metz, executrix of the estate of Violet M. Nicholas, by quitclaim deed from Allison Eleanor Nicholas Metz and Gertrude Elaine Nicholas Brooks, of record as Instrument No. 20190318-0024436, Register's Office for Davidson, Tennessee.

This property is commonly known as 1501 Meharry Boulevard, Nashville, Tennessee 37208.

Tract II:

Land in Davidson County, Tennessee, being the East half of Lot No. 216 on the Map of Harding's Second Addition, of record in Book 21, Page 58, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 25 feet on the north side of Harding Street and runs back between parallel lines 170 feet to an alley.

Being part of the same property conveyed to Violet M. Nicholas by quitclaim deed and quitclaim deed of correction from Dr. Allison Eleanor (Nicholas) Metz, trustee of The Dr. Philip A. Nicholas And Violet M. Nicholas Revocable Living Trust Dated November 17, 1994, as of record in Instrument No. 20110824-0065540 and Instrument No. 20190116-0004608 in the Register's Office for Davidson County, Tennessee.

Also being part of the same property conveyed to Allison Eleanor Nicholas Metz and Gertrude Elaine Nicholas Brooks, as equal tenants in common, by executor's deed from Allison Eleanor Nicholas Metz, executrix of the estate of Violet M. Nicholas, of record as Instrument No. 20190204-0010299, Register's Office for Davidson County, Tennessee; and then conveyed back to Allison Eleanor Nicholas Metz, executrix of the estate of Violet M. Nicholas, by quitclaim deed from Allison Eleanor Nicholas Metz and Gertrude Elaine Nicholas Brooks, of record as Instrument No. 20190318-0024436, Register's Office for Davidson, Tennessee.

This property is commonly known as 1504 Meharry Boulevard, Nashville, Tennessee 37208.

Tract III:

Land in Davidson County, Tennessee, being Lots 3A and 3B on the Underwood Plan of Lots of record in Plat Book 6200, Page 422, Register's Office for Davidson County, Tennessee.

Each of said lots fronts 25 feet on the north side of Heiman Street and runs back between parallel lines 162 feet to an alley in the rear.

Being part of the same property conveyed to Violet M. Nicholas by quitclaim deed and quitclaim deed of correction from Dr. Allison Eleanor (Nicholas) Metz, trustee of The Dr. Philip A. Nicholas And Violet M. Nicholas Revocable Living Trust Dated November 17, 1994, as of record in Instrument No. 20110824-0065540 and Instrument No. 20190116-0004608 in the Register's Office for Davidson County, Tennessee.

Also being part of the same property conveyed to Allison Eleanor Nicholas Metz and Gertrude Elaine Nicholas Brooks, as equal tenants in common, by executor's deed from Allison Eleanor Nicholas Metz, executrix of the estate of Violet M.

Nicholas, of record as Instrument No. 20190204-0010299, Register's Office for Davidson County, Tennessee; and then conveyed back to Allison Eleanor Nicholas Metz, executrix of the estate of Violet M. Nicholas, by quitclaim deed from Allison Eleanor Nicholas Metz and Gertrude Elaine Nicholas Brooks, of record as Instrument No. 20190318-0024436, Register's Office for Davidson, Tennessee.

This property is commonly known as 1604 A and 1604 B Heiman Street, Nashville, Tennessee 37208.

Tract IV:

Land in Davidson County, Tennessee, being the easterly 33-1/3 feet of Lot No. 5 on Underwood's Plan of Lots, as of record in Book 21, Page 117, Register's Office for Davidson County, Tennessee.

Said lot fronts 33-1/3 feet on the northerly margin of Heiman Street and extends back between parallel lines 162 feet to an alley.

Being part of the same property conveyed to Violet M. Nicholas by quitclaim deed and quitclaim deed of correction from Dr. Allison Eleanor (Nicholas) Metz, trustee of The Dr. Philip A. Nicholas And Violet M. Nicholas Revocable Living Trust Dated November 17, 1994, as of record in Instrument No. 20110824-0065540 and Instrument No. 20190116-0004608 in the Register's Office for Davidson County, Tennessee.

Also being part of the same property conveyed to Allison Eleanor Nicholas Metz and Gertrude Elaine Nicholas Brooks, as equal tenants in common, by executor's deed from Allison Eleanor Nicholas Metz, executrix of the estate of Violet M. Nicholas, of record as Instrument No. 20190204-0010299, Register's Office for Davidson County, Tennessee; and then conveyed back to Allison Eleanor Nicholas Metz, executrix of the estate of Violet M. Nicholas, by quitclaim deed from Allison Eleanor Nicholas Metz and Gertrude Elaine Nicholas Brooks, of record as Instrument No. 20190318-0024436, Register's Office for Davidson, Tennessee.

This property is commonly known as 1608 Heiman Street, Nashville, Tennessee 37208.

Additional Matters:

Violet M. Nicholas died on July 29, 2018. The last will and testament of Violet M. Nicholas was admitted to probate on September 13, 2018, by the Seventh Circuit Court, Probate Division, of Davidson County, Tennessee, Docket Number 18P1504, and is of record under that Docket Number in the Circuit Court Clerk's Office for Davidson County, Tennessee.

Allison Eleanor Nicholas Metz was appointed as executrix of the estate of Violet M. Nicholas by the Seventh Circuit Court, Probate Division, of Davidson County, Tennessee; and Allison Eleanor Nicholas Metz continues to serve as the executrix of the estate.

Allison Eleanor Nicholas Metz disclaimed her interest in the residuary estate of Violet M. Nicholas, by making and filing a qualified disclaimer in the Seventh Circuit Court, Probate Division, of Davidson County, Tennessee, on April 25, 2019. The qualified disclaimer is of record as Instrument 20190425-0038168, Register's Office for Davidson County, Tennessee.