THIS INSTRUMENT PREPARED BY:

Richard K. Smith
PARKER, LAWRENCE, CANTRELL & SMITH
201 4th Avenue North, Suite 1700
Nashville, TN 37219
(615) 255-7500

T.C.A. § 67-4-409(a)(3)(D) exempts this instrument from tax and the valuation oath is unnecessary as this deed is used to evidence the distribution of the property to a beneficiary.

Address New Owner As Follows:	**Send Tax Bills To:**	**Map-Parcel Numbers**
Matthew C. Cushing and 917 Massman Drive Nashville, Tennessee 37217	-SAME-	**Map 106, parcel 101.00** **Map 106, parcel 152 and 63** **Map 106, parcel 97** **Map 107-9, parcel 1** **Map 107, parcel 19** **Map 106, parcel 100**

Karen Johnson Davidson County
Batch# 484718 DEEDQC
09/28/2020 02:28:25 PM 8 pgs
Fees: $42.00 Taxes: $0.00

20200928-0111487

EXECUTOR'S QUITCLAIM DEED

Stephen McRedmond (also known as Edward Stephen McRedmond) having died on March 28, 2011, leaving a will dated October 15, 2004. The will was admitted to probate on May 16, 2011, in the Probate Court of Davidson County, Tennessee, Docket Number 11P626. The will named Matthew C. Cushing as Executor. The Executor is duly qualified. All debts of the decedent have been paid. The Executor by signing this Deed releases any right the Executor has to recover this property in the event of the subsequent insolvency of this estate. In accordance with the provisions of the Will of Stephen McRedmond, the Executor, Matthew C. Cushing quitclaims to Matthew C. Cushing all right, title and interest of Stephen McRedmond's one half (1/2) interest in the tracts or parcels of real estate in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference.

THIS QUITCLAIM DEED WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES AND NO TITLE EXAMINATION OR RESEARCH WAS CONDUCTED BY THE PREPARER THEREOF. THE PARTIES HERETO RELEASE RICHARD K. SMITH AND PARKER, LAWRENCE, CANTRELL & SMITH FROM ANY AND ALL LIABILITY ARISING AS A RESULT OF ANY DEFICIENCIES, ERRORS OR INACCURACIES EXISTING IN SAID QUITCLAIM DEED AND SHALL HOLD HARMLESS AND INDEMNIFY RICHARD K. SMITH AND PARKER, LAWRENCE, CANTRELL & SMITH FROM ALL LIABILITY, CLAIMS AND DAMAGES RESULTING THEREFROM.

This improved and unimproved property is known as 917 Massman Drive, Nashville, Davidson County, Tennessee 37217.

This transfer is by Quitclaim and I make no warranties about the title.

IN WITNESS WHEREOF, the undersigned has executed this instrument at Nashville, Tennessee this 24th day of September, 2020.

Estate of Stephen McRedmond

By Matthew C. Cushing
Matthew C. Cushing

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for the said County and State, Matthew C, Cushing, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed this instrument for the purposes therein contained.

Witnesses my hand and seal this 24th day of September, 2020.

Savanna Jacoby
Notary Public

My Commission Expires:

10/2/23

SAVANNA P. JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires OCT 2, 2023

EXHIBIT A

Map 106, Parcel 101
(McRedmond Farm)

Land in Davidson County, Tennessee described as follows:

Beginning at a concrete monument in the easterly margin of Harold Drive in Patricia Heights Annex, recorded in Book 2900, Page 37, Register's Office for Davidson County, Tennessee, and running thence with the line in said Subdivision, north 43 degrees, 31 minutes east 273.1 feet to concrete monument; thence north 2 degrees, 43 minutes east 212.7 feet to a concrete monument; thence with the line of Bennett north 87 degrees, 41 minutes west passing a fence corner at 479.8 feet, in all 629.5 feet to a concrete monument; thence 31 degrees 10 minutes east 634 feet to point in the line of Patricia Heights Annex aforesaid; thence north 43 degrees 31 minutes east 141.6 feet to the point of beginning, containing 4.35 acres, more or less.

Being the same property conveyed to Louis A. Redmond and Stephen McRedmond by Executor's Quitclaim Deed from Louis Anthony McRedmond, Edward Stephen McRedmond and Anita M. Sheridan, Executors of the Estate of Louis A. McRedmond, deceased of record as Instrument Number 20040917-0112314 Register's Office for Davidson County, Tennessee.

EXHIBIT A

Map 106, Parcels 63 and 152
(McRedmond Farm)

A tract of land in the 3rd, formerly the 2nd, Civil District of said County, being the westerly part of Lot No. 7, on the Plan of the R.P. Smith Lands, as of record in Minute Book "G", Page 551, Chancery Court at Nashville, for said County, and also on Page 18 of Plan Book 1, of said County, and described as follows:

Situated about 3 miles from Nashville near the Chicken Pike or Elm Hill Road; Beginning at a stake at the NE corner of an 11-acre tract of land purchased by William Howlett from George Wilson and wife, by deed of record in Book 72, Page 119, Register's Office for said County; running thence S 28° E 78.02 poles to a stone, the SE corner of a small lot of land sold to William Howlett by the School Directors of the 29th School District of said County, by deed of record in Book 108, Page 107; thence N 86° W, 29.4 poles to a stake , the southwest corner of another lot of land sold to William H. Howlett by the School Directors of the 29th School District of said County, by deed of record in Book 265, Page 317; thence N 32 1/2 °, W with the west boundary line of said School Lot and said 11-acre tract; 65.9 poles to a stone, the NW corner of said eleven acre tract; thence N 65° E., 30.72 poles to the beginning, containing 13 acres, more or less.

Being the same property conveyed to Louis A. Redmond and Stephen McRedmond by Executor's Quitclaim Deed from Louis Anthony McRedmond, Edward Stephen McRedmond and Anita M. Sheridan, Executors of the Estate of Louis A. McRedmond, deceased of record as Instrument Number 20040917-0112314 Register's Office for Davidson County, Tennessee.

EXHIBIT A

Map 106, Parcel 97
(McRedmond Farm)

Being in the Third Civil District of Davidson County, Tennessee, and being more particularly described according to a survey made by Steve Draper, dated July 29, 1963, as follows:

Beginning in Bennett's northwest corner and running thence with his west line and a fence south 30° 55' east 414 feet; thence south 71° west 448 feet to a concrete monument in the margin of an old road; thence north 67° west 692 feet to the center line of Mill Creek; running thence with the center line of said Mill Creek, north 73° east 100 feet, north 39° east 480 feet; north 19° east 30 feet; and thence leaving said creek south 45° east passing a concrete monument at 81 feet, in all 425 feet to concrete monument in the margin of an old road; thence north 68° 5' east 190 feet to the point of beginning, and containing 9.05 acres, more or less.

Being the same property conveyed to Louis A. Redmond and Stephen McRedmond by Executor's Quitclaim Deed from Louis Anthony McRedmond, Edward Stephen McRedmond and Anita M. Sheridan, Executors of the Estate of Louis A. McRedmond, deceased of record as Instrument Number 20040917-0112314 Register's Office for Davidson County, Tennessee.

EXHIBIT A

Map 107-9, Parcel 1

Land in Davidson County, Tennessee, being lot number 16 on the plan of Patricia Heights Annex Subdivision, as of record in Book 2900, page 37, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Matthew C. Cushing and Edward S. McRedmond (referred to also as Edward Stephen McRedmond or Stephen McRedmond) by Warranty Deed, an instrument of record as document number 20040116-0006814, Register's Office of Davidson County, Tennessee.

EXHIBIT A

Map 107, Parcel 19
McRedmond Farm

Land in Davidson County, Tennessee, described as follows:

Being part of Lot No. 7 on the Plan of H.P. Smith Lands, of record in Minute Book "G", Page 551, and Plan Book 1, Page 18, Chancery Court at Nashville, described as follows:

BEGINNING in the center of Massman Drive (formerly Trabue Avenue) at a point 250 feet north of the southeast corner of said lot, said point being the northwest corner of the property conveyed to William Farmer by deed from Fannie Jones, et al, of record in Book 1153, Page 244, said Register's Office; thence with said Farmer's northerly line, westwardly 352 feet, more or less, to the easterly line of the property conveyed to A.J. Fanning by deed from Caroline Smith of record in Book 47, Page 595, said Register's Office; thence with said line northwardly 527 feet; thence eastwardly and parallel with the southerly line of said Lot No. 7, 475 feet, more or less, to the center of Massman Drive (formerly Trabue Avenue); thence with the center of said Avenue, southwardly 527 feet, more or less, to the beginning, containing 5 acres, more or less.

INCLUDED IN THIS DESCRIPTION BUT SPECIFICALLY EXCLUDED HEREFROM IS THAT PROPERTY conveyed to the City of Nashville in the Easement of record in Book 3277, Page 355, said Register's Office.

Being the same property conveyed to Louis Anthony McRedmond and Edward Stephen McRedmond from Wilma Elienetta Jones Garrett, Darrell Ethan Jones, and Anthony Edwin Jones, the only living heirs-in-law of John H. Jones, Jr. by Warranty Deed of record in Book 10924, page 350, Register's Office for Davidson County, Tennessee.

EXHIBIT A

Map 106, Parcel 100
McRedmond Farm

Land in Davidson County, Tennessee, described as follows:

Beginning at a point in the center line of MILL CREEK at the northwest corner of PATRICIA HEIGHTS ANNEX, recorded in Book 2900, page 37, Register's Office for Davidson County, Tennessee, and running thence with the center line of said Creek, north 47 degrees west 139 feet; thence north 35 degrees west 405 feet; thence leaving said creek and passing a concrete monument at 177 feet, more or less, north 33 degrees 39 minutes east 540 feet to a concrete monument; thence south 31 degrees 10 minutes east 634 feet to a point in the line of Patricia Heights Annex aforesaid, and thence with the line of the same, south 43 degrees 31 minutes west 18.6 feet to a concrete monument; thence south 27 degrees 6 minutes west 31.7 feet to a concrete monument; thence south 42 degrees 6 minutes west, passing a concrete monument at 150 feet, in all 325 feet, more or less, to the point of beginning, and containing 6.62 acres, more or less.

Being the same property conveyed to Louis Anthony McRedmond and Edward Stephen McRedmond from Ellen McRedmond, a single person by Quitclaim Deed of record in Book 8233, page 693, Register's Office for Davidson County, Tennessee.