This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (WLH)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

Karen Johnson Davidson County
Batch# 502245 DEEDQC
10/28/2020 09:25:30 AM 10 pgs
Fees: $52.00 Taxes: $0.00
20201028-0124668

QUITCLAIM DEED

Address New Owners:
John Gray Palmer, Jr. and
Mary Coleman Palmer
5403 Stanford DR
Nashville, TN 37215

Send Tax Bills To:
same

Map/Parcel Number:
131 13 0 010.00

WHEREAS, Nancy Keen Butterworth Palmer (the "Decedent"), Grantor and Trustee of the Qualified Personal Residence Trust of Nancy Keen Butterworth Palmer dated March 10, 1998 (the "Trust"), died on August 24, 2020; and

WHEREAS, the Decedent, during her lifetime, made a completed gift of the real property herein conveyed to herself as Trustee of the Trust by Quitclaim Deed of record in Book 10832, page 43, Register's Office for Davidson County, Tennessee, as corrected by Scrivener's Affidavit of record at Instrument No. 20200930-0112925, said Register's Office; and

WHEREAS, Decedent's source of title in the property prior to such conveyance was by Warranty Deed of record at Book 6307, page 845 Register's Office for Davidson County, Tennessee, as corrected by Deed of Correction record in Book 6399, page 855, said Register's Office; and

WHEREAS, pursuant to the terms of the Trust, John Gray Palmer, Jr. and Mary Coleman Palmer succeeded the Decedent as Co-Trustees (the "Co-Trustees") of the Trust upon the Decedent's death; and

WHEREAS, the Co-Trustees desire to convey all right, title and interest in and to certain real property located in Davidson County, Tennessee, in order to complete the administration of the Trust and distribute the Property in accordance with the terms of the Trust.

NOW THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, John Gray Palmer, Jr. and Mary Coleman Palmer, as Co-Trustees of the Qualified Personal Residence Trust of Nancy Keen Butterworth Palmer dated March 10, 1998 (hereinafter collectively referred to as the "Grantor"), do hereby quitclaim, transfer and convey all of the Grantor's right, right, title and interest in and to certain real property located in Davidson County, Tennessee, and any improvements thereon, described on **Exhibit A** attached hereto and incorporated herein by this reference (the "Property") to John Gray Palmer, Jr. and Mary Coleman Palmer (the "Grantees"), as equal tenants in common, in fee simple.

This is improved property known as 5403 Stanford Drive, Nashville, Tennessee 37215.

This Property is conveyed expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

This document is executed in compliance with Executive Order No. 26 by Tennessee Governor Bill Lee dated April 9, 2020; Executive Order No. 37 by Tennessee Governor Bill Lee dated May 12, 2020; Executive Order No. 52 by Tennessee Governor Bill Lee dated June 29, 2020; Executive Order No. 61 by Tennessee Governor Bill Lee dated August 28, 2020; and/or Executive Order No. 64 by Tennessee Governor Bill Lee dated September 29, 2020.

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 21st day of October, 2020.

GRANTOR:

QUALIFIED PERSONAL RESIDENCE TRUST OF NANCY KEEN BUTTERWORTH PALMER DTD MARCH 10, 1998

John Gray Palmer, Jr., Co-Trustee

[Notary Acknowledgement on Next Page]

John Gray Palmer, Jr. and Mary
Coleman Palmer
Quitclaim Deed – Stanford Drive
Grantor Notary Acknowledgement

This document is executed in compliance with Executive Order No. 26 by Tennessee Governor Bill Lee dated April 9, 2020; Executive Order No. 37 by Tennessee Governor Bill Lee dated May 12, 2020; Executive Order No. 52 by Tennessee Governor Bill Lee dated June 29, 2020; Executive Order No. 61 by Tennessee Governor Bill Lee dated August 28, 2020; and/or Executive Order No. 64 by Tennessee Governor Bill Lee dated September 29, 2020.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared John Gray Palmer, Jr., Grantor, who upon oath acknowledged that he is the Co-Trustee of the Qualified Personal Residence Trust of Nancy Keen Butterworth Palmer dated March 10, 1998, the within named 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 for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 21ST day of October, 2020.

Pam Gaines
Notary Public

My Commission Expires: 3/6/2024

PAM GAINES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

John Gray Palmer, Jr. and Mary
Coleman Palmer
Quitclaim Deed – Stanford Drive
Grantor Signature

This document is executed in compliance with Executive Order No. 26 by Tennessee Governor Bill Lee dated April 9, 2020; Executive Order No. 37 by Tennessee Governor Bill Lee dated May 12, 2020; Executive Order No. 52 by Tennessee Governor Bill Lee dated June 29, 2020; Executive Order No. 61 by Tennessee Governor Bill Lee dated August 28, 2020; and/or Executive Order No. 64 by Tennessee Governor Bill Lee dated September 29, 2020.

GRANTOR:

QUALIFIED PERSONAL RESIDENCE TRUST OF NANCY KEEN BUTTERWORTH PALMER DTD MARCH 10, 1998

Mary Coleman Palmer

Mary Coleman Palmer, Co-Trustee

[Notary Acknowledgement on Next Page]

John Gray Palmer, Jr. and Mary
Coleman Palmer
Quitclaim Deed – Stanford Drive
Grantor Notary Acknowledgement

This document is executed in compliance with Executive Order No. 26 by Tennessee Governor Bill Lee dated April 9, 2020; Executive Order No. 37 by Tennessee Governor Bill Lee dated May 12, 2020; Executive Order No. 52 by Tennessee Governor Bill Lee dated June 29, 2020; Executive Order No. 61 by Tennessee Governor Bill Lee dated August 28, 2020; and/or Executive Order No. 64 by Tennessee Governor Bill Lee dated September 29, 2020.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Mary Coleman Palmer, Grantor, who upon oath acknowledged that she is the Co-Trustee of the Qualified Personal Residence Trust of Nancy Keen Butterworth Palmer dated March 10, 1998, the within named 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 for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 21ST day of October, 2020.

Pam Gaines
Notary Public

PAM GAINES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 3/6/2024

John Gray Palmer, Jr. and Mary
Coleman Palmer
Quitclaim Deed – Stanford Drive
Grantor Notary Acknowledgement
Affiant Statement

This document is executed in compliance with Executive Order No. 26 by Tennessee Governor Bill Lee dated April 9, 2020; Executive Order No. 37 by Tennessee Governor Bill Lee dated May 12, 2020; Executive Order No. 52 by Tennessee Governor Bill Lee dated June 29, 2020; Executive Order No. 61 by Tennessee Governor Bill Lee dated August 28, 2020; and/or Executive Order No. 64 by Tennessee Governor Bill Lee dated September 29, 2020.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is zero dollars ($0.00).

Mary Coleman Palmer, Affiant

[Notary Acknowledgement on Next Page]

John Gray Palmer, Jr. and Mary
Coleman Palmer
Quitclaim Deed – Stanford Drive
Grantor Notary Acknowledgement
Affiant Notary Acknowledgement

This document is executed in compliance with Executive Order No. 26 by Tennessee Governor Bill Lee dated April 9, 2020; Executive Order No. 37 by Tennessee Governor Bill Lee dated May 12, 2020; Executive Order No. 52 by Tennessee Governor Bill Lee dated June 29, 2020; Executive Order No. 61 by Tennessee Governor Bill Lee dated August 28, 2020; and/or Executive Order No. 64 by Tennessee Governor Bill Lee dated September 29, 2020.

Subscribed and sworn to before me this 21ST day of October, 2020.

Pam Gaines
Notary Public

My Commission Expires: 3/6/2024

PAM GAINES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A

Land in Davidson County, Tennessee, being all of the property known as the Walter Stokes Residence on Stanford Drive with the exception of all of Lot No. 28 of Stanford & Criswells Subdivision of Westwood, and described as follows:

Beginning at a point, the common corner of Lots Nos. 52 and 53 in the north line of Lot No. 29; thence with a line N 47° 15' E 112 feet to a stake; thence N 28° 30' E 122.5 feet to a stake; thence N 57° W 36 feet to a stake in the common line between Lots Nos. 52 and 53; thence with said line N 28° 30' W 357 feet, more or less, to the common northerly corner of Lots Nos. 52 and 53, in the southerly line of Lot No. 54; thence with the line between Lots Nos. 52, 54 and 55, N 67° W 350 feet, more or less, to a stake, the common corner of Lots Nos. 49, 50, 52 and 55; thence with the line between Lots Nos. 52 and 50, S 23° 45' W 250 feet to a point, said point being the common rear corner of Lots Nos. 50 and 51; thence with the line between Lots Nos. 50 and 51, N 68° 30' W 200 feet to a stake; thence S 23° 45' W 347 feet to a point, said point being 50 feet south of the common line between Lots Nos. 27 and 51; thence S 71 ° 45' E 190 feet to a point in the line between Lots Nos. 27 and 28; thence with the line between Lots Nos. 27 and 28 N 33° 30' E 50 feet to the common corner of Lots Nos. 27, 28 and 52; thence with the line between Lots Nos. 28 and 52, S 57° E 200 feet to the common rear corner of Lots Nos. 28 and 29; thence with the line between Lots Nos. 28 and 29, S 33° 30' W 50 feet to a point; thence S 57° E 100 feet to a stake; thence N 33° 30' E 50 feet to the common corner of Lots Nos. 52 and 53 in the rear line of Lot No. 29, the point of beginning.

Ingress and Egress to the above described tract is over an easement as set out in Book 1001, page 505, said Register's Office, and quoted as follows:

"As a part of the consideration, the parties of the second part, the Granters, dedicate forever a thirty-five foot roadway across the south end of Lot 32 up to the east line of said Lot 53, as indicated and shown on the scale map of Westwood, as of record in Book 974, page 14, Register's Office of Davidson County, Tennessee, and an easement of right-of-way of thirty-five feet, commencing at the point where the said roadway dedicated across the south end of Lot 32 touches the east line of Lot 53, is granted by the parties of the first part, and said easement of right-of-way running across the south end of Lot 53 to the eastline of Lot 52, to be located as shown on the said map of Westwood, as of record in Book 974, page 14, Register's Office of Davidson County, Tennessee. Said thirty-five foot easement is a perpetual easement for the benefit of Lots 52 and 54."

Being the same property conveyed to John Gray Palmer and wife, Nancy Keen Butterworth Palmer by Warranty Deed from Overton Thompson, Jr., Executor of the Estate of Ophelia Palmer Stokes and Livingfield More, Mary Palmer Daniel Thomson, Mason Daniel Barrett, Jacquelin James Daniel, John Gray Palmer, Ophelia Palmer Thompson Paine, Margaret Allison Thompson, Emily Overton Thompson Brooks, Alex Stokes Palmer, and Joseph B. Palmer IV, devisees under the will of Ophelia Palmer Stokes, of record in Book 6307, page

844, Register' Office for Davidson County, Tennessee. The Grantee, John Gray Palmer, having since died on January 5, 1997 leaving Nancy Keen Butterworth Palmer as sole owner.

Said conveyance was subsequently corrected by Deed of Correction of record in Book 6399, page 855, Register's Office for Davidson County, Tennessee, to include the following text that was inadvertently omitted from the Warranty Deed of record at Book 6307, page 845, said Register's Office:

The rear or northerly fifty feet of Lot 28 on Stanford and Criswell's revised plan of Westwood of record in Book 974, page 14, Register's Office for Davidson County, Tennessee. Said strip is fifty feet deep and two hundred feet across.

Granters also convey to Grantee an easement to cut and trim vegetation for the purpose of maintaining a vista from Lot #52, Westwood Subdivision. This easement shall be limited to a strip of land measuring 75 feet in length by 25 feet in width, located in the northwest corner of the southerly 375 feet of Lot #28 of Westwood Subdivision, and more particularly described by metes and bounds as: Beginning at the northwest corner of the southerly 375 feet of Lot 28; thence along the northerly line of said southerly portion a distance of 75 feet; thence at right angles in a southerly direction a distance of 25 feet to a point; thence at right angles in a westerly direction and parallel with the northerly line of said lot a distance of 75 feet, ending at the westerly boundary of said lot; thence at right angles along said westerly boundary in a northerly direction a distance of 25 feet to the point of the beginning.

This said easement shall inure to the benefit and shall be binding upon the heirs and assigns of both Granters and Grantees as covenant running with the land and is subject to the following terms and conditions: (1) The Grantees' right of access to said easement area will be limited to the northern 50 feet of lot 28; (2) Any cutting and trimming of vegetation will be reasonably necessary for the purposes of maintaining a vista in keeping with previous practice; (3) Any tree tops or limbs cut will be cleaned up and removed; and (4) This easement will not prohibit the owners of the southerly 375 feet of Lot #28 from building a fence or other similar structure on the strip of land subject to the easement

Being all of the same property conveyed to Nancy Keen Butterworth Palmer, Trustee of the Qualified Personal Residence Trust of Nancy Keen Butterworth Palmer dated March 10, 1998, by Quitclaim Deed from Nancy Keen Butterworth Palmer, of record in Book 10832, page 43, Register's Office for Davidson County, Tennessee, as corrected by a Scrivener's Affidavit of Record in Instrument No. 20200930-0112925, Register's Office for Davidson County, Tennessee.

This is improved property known as 5403 Stanford Drive, Nashville, Tennessee 37215.

CERTIFICATE OF AUTHENTICITY

I, William L. Harbison, 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.

William L. Harbison

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, William L. Harbison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Brentwood, Tennessee, this 22nd day of October, 2020.

Notary Public

My Commission Expires: 9/7/2021

BEVERLY SEBASTIAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Comm. Exp. Sept. 7, 2021
DAVIDSON COUNTY