Karen Johnson Davidson County
Batch# 631838 DEEDQC
05/10/2021 07:42:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210510-0061992

**THIS INSTRUMENT PREPARED BY:**

Bryan Howard
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444
(615) 627-4448 fax
bryan@howardmobley.com

**This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(D).**

| Address of New Owner(s): | Send Tax Bills To: | Tax Map and Parcel Nos.: |
|---|---|---|
| Gary Nieboer, Trustee<br>217 Lynnwood Terrace<br>Nashville, TN 37205 | -SAME- | Map 116-7<br>Parcel 23.00 |

# EXECUTOR'S QUITCLAIM DEED

**KNOW ALL PERSONS** by these presents that Gary Nieboer, Executor, of the Estate of Robert Scott Nieboer (the "decedent"), who died on April 25, 2017, in connection with the distribution of the estate of the decedent pursuant to the decedent's Last Will and Testament that was duly admitted to probate in Davidson County, Tennessee, on May 18, 2017, under docket No. 17P817, Clerk & Master's Office for said county, hereby releases, remises and quitclaims unto Gary Nieboer, Trustee, of the Robert Scott Nieboer Revocable Trust dated December 17, 2009, and to his successors in trust, all of the right, title and interest of the decedent and the decedent's estate in and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

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

**WITNESS** my hand this 22 day of April, 2021.

Gary Nieboer, Executor

STATE OF Montana

COUNTY OF Gallatin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gary Nieboer, Executor, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand this 22nd day of April, 2021.

Notary Public

My Commission Expires: Nadine Czikmund

NADINE C ZIKMUND
NOTARY PUBLIC for the
State of Montana
Residing at Manhattan, Montana
My Commission Expires
January 18, 2023

## EXHIBIT A

### Legal Description

Land in Davidson County Tennessee, being Lot No. 19 on the Plan of Pendleton and Blair's Subdivision of Lynwood Park, as of record in Plat Book 421, page 45, Register's Office for said County, to which plan reference is made for a more complete description.

This description is the same as used in the last deed of record. Being the same property conveyed to Robert Scott Nieboer, an unmarried man, by Successor Trustee's Quitclaim Deed of record in Instrument No. 20121010-0096000, Register's Office for Davidson County, Tennessee.

Robert Scott Nieboer died on May 18, 2017 and his Will was probated in Davidson County, Tennessee as No. 17P-817.

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

This is improved property known as 217 Lynnwood Terrace, Nashville, Tennessee, 37205.

## CERTIFICATE OF AUTHENTICITY

I, Bryan Howard, 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.

Bryan Howard

**Bryan Howard**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Amber S. Gilliland, a notary public for this county and state, Bryan Howard, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amber Gilliland

Notary Public
My Commission Expires: _____

