Karen Johnson Davidson County
Batch# 634034 DEEDQC
05/12/2021 10:07:12 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210512-0063837

#4836-2
THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

BOX #14

ADDRESS NEW OWNER AS FOLLOWS:
Jody Bryn Sivley Toledano Trust
Jody Bryn Sivley Tolendano and
Douglas J. Brown, Esq., Co-Trustees
504 Belgrave Park
Nashville, TN 37215

SEND TAX BILLS TO:
"New Owner"

MAP-PARCEL NOS.
117 13 0 B 027 00 CO

EXECUTOR'S QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **Jody Bryn Sivley Toledano and Douglas J. Brown, Esq., Co-Executors under the Last Will and Testament of Joan C. Sivley,** hereinafter collectively called the Grantor, by these presents does transfer and quitclaim unto **Jody Bryn Sivley Toledano and Douglas J. Brown, Esq., Co-Trustees of the Jody Bryn Sivley Toledano Trust created under the Last Will and Testament of Joan C. Sivley dated May 13, 2013**, and any amendments thereto, hereinafter collectively called the Grantee, his/her successors in trust, all of Grantor's interest in certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows: to-wit:

LAND in Davidson County, Tennessee, being Lot No. 504 on the Plan of Abbottsford, Phase One, of record in Plat Book 6250, Pages 419-421, amended in Book 6771, Pages 683, 688 and 693, amended in Book 6800, Page 164, Register's Office for Davidson County, Tennessee.

SAID Lot No. 504 fronts 26.00 feet on the southerly margin of Belgrave Park and extends back 105.26 feet on the easterly line and 98.00 feet on the westerly line to a broken line in the rear, measuring 111.43 feet thereon.

BEING the same property conveyed to Joan C. Sivley by Warranty Deed dated September 2, 2004, from Arthur Newton Anderson III and wife, Kimberly K. Anderson, of record in Instrument No. 20040910-0109458, Register's Office for Davidson County, Tennessee. The said Joan C. Sivley having died on July 18, 2020, leaving a Last Will and Testament dated May 13, 2013, which was admitted to Probate in the Probate Court of Davidson County, Tennessee, under Case No. 20P-1230 (the "Will"). Pursuant to the provisions of the said Will, the property is to be administered by the Co-Executors of the Estate of Joan C. Sivley, who have full power to convey the subject property.

THIS Quitclaim Deed has been executed and delivered in order to clarify and/or confirm the devisee of the property described above as was made by the Last Will and Testament of Joan C. Sivley which was admitted to probate in the Circuit Court of Davidson County, Tennessee (Probate Division) under Case No. 20P-1230.

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

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF ATTORNEYS TITLE COMPANY, INC., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

This is improved property, known as: **504 Belgrave Park, Nashville, TN 37215**.

IN WITNESS WHEREOF, this instrument has been executed this 6th day of May, 2021.

Jody Bryn Sivley Toledano, Co-Executor under the
Last Will and Testament of Joan C. Sivley

Douglas J. Brown, Esq., Co-Executor under the
Last Will and Testament of Joan C. Sivley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared **Jody Bryn Sivley Toledano, Co-Executor under the Last Will and Testament of Joan C. Sivley,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained, by signing as Executrix of the Estate of Joan C. Sivley.

WITNESS my hand and official seal at Nashville, Tennessee, this 6th day of May, 2021.

Notary Public

My Commission Expires: 3-7-2023

STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared **Douglas J. Brown, Esq., Co-Executor under the Last Will and Testament of Joan C. Sivley,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained, by signing as Executor of the Estate of Joan C. Sivley.

WITNESS my hand and official seal at Nashville, Tennessee, this 6th day of May, 2021.

B E Tate
Notary Public

My Commission Expires: 3-7-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Douglas J Brown
Affiant

Subscribed and sworn to before me this 6th day of May, 2021.

B E Tate
Notary Public

My Commission Expires: 3-7-2023