Karen Johnson Davidson County
Batch# 821078 DEEDQC
03/11/2022 03:29:23 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220311-0029006

**THIS INSTRUMENT PREPARED BY:**
Katlin A. Ryan
Watkins & McNeilly, PLLC
214 Second Avenue North, Suite 300
Nashville, TN 37201

# EXECUTRIX'S QUITCLAIM DEED

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | PARCEL ID |
|---|---|---|
| Barucha Dennis Pintenich<br>4402 Lealand Lane<br>Nashville, TN 37204 | Same | 13209006000 |

Pursuant to the Last Will and Testament of Betty Haithcock Dennis, duly admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Docket No. 21P1911, and to more particularly describe the real property devised under said Will, I, BARUCHA DENNIS PINTENICH, Executrix of the Estate of Betty Haithcock Dennis, hereinafter "Grantor," do hereby quitclaim and by these presents do transfer and convey unto BARUCHA DENNIS PINTENICH, her successors and assigns all of Grantor's right, title and interest in and to that certain tract or parcel of real property located in Davidson County, Tennessee and more fully described as follows:

> LAND in Davidson County, Tennessee being described according to a survey by David P. Brackman, R.L.S. #1684 of Volunteer Surveying, Dated July 1, 1999, File No. 99097, (said survey of record in Instrument No. 200007070067279, Davidson County Register of Deeds) as follows:
>
> BEGINNING at an iron pin, located on the Easterly margin of Lealand Lane, said Pin located on the northwesterly corner of the Property conveyed to Linda Graves Sutherland by deed of Record in Book 7957, page 185, Register's Office for Davidson county, Tennessee; Thence, leaving Sutherland's Northwesterly corner, with the easterly margin of said Lealand Lane, North 09 degrees, 02 minutes 42 seconds East, 131.00 feet, to an iron pin located on the southwesterly corner of the property conveyed to Anne Hardison by Deed of record in Book 3279, page 625, Register's Office for Davidson County, Tennessee; Thence leaving the said Easterly margin of Lealand Lane, with the southerly lines of the said Hardison Property and the southerly lines of the property conveyed to Kenneth L. and Diane F. Dugan by deed of record in Book 10279, page 589, Register's Office for Davidson County, Tennessee and the property conveyed to Karin Anderson Barrett by deed of record in Book 11358, page 812, Register's Office for Davidson County, Tennessee, South 80 degrees 20 minutes 14 seconds East 299.17 feet to an iron pin, located on the southwesterly corner of the said Anderson Barrett Tract;

thence south 09 degrees 01 minutes 11 seconds west, 131.00 feet to an iron pin, located on the northeasterly corner of the said Sutherland property; thence, with Sutherland's northerly line, North 80 degrees 20 minutes 14 seconds west 299 .23 feet to the point of BEGINNING.

Being the same property convey to Betty H. Dennis (being the same person as Betty Haithcock Dennis) by Warranty Deed of record in Instrument No. 200007070067279, Davidson County Register of Deeds.

This improved property is known as 4402 Lealand Lane, Nashville, Tennessee 37204.

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

Grantor conveys in her fiduciary capacity only and not individually.

WITNESS my hand this 10 day of March, 2022.

ESTATE OF BETTY HAITHCOCK DENNIS

By: _____
BARUCHA DENNIS PINTENICH, Executrix

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, a Notary Public of State and County aforesaid, personally appeared BARUCHA DENNIS PINTENICH, Executrix of the Estate of Betty Haithcock Dennis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office this 10 day of March 2022.

Katlin Ryan
Notary Public

KATLIN RYAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 6, 2025
COUNTY OF DAVIDSON

My Commission Expires:

1/6/2025

**This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(3)(D) as being the implementation of a testamentary devise. No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(5).**