Karen Johnson Davidson County
Batch# 889483 DEEDQC
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Fees: $17.00 Taxes: $0.00
20220715-0081439

This instrument prepared by:
Lesa H. Skoney
Tune, Entrekin & White, P.C.
500 11th Avenue North, Suite 600
Nashville, TN 37203
(615) 244-2770
(No title search was performed)

NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL
J. William Denny, Trustee June R. Denny Family Trust 300 Wheatfield Cir., Ste. B328 Brentwood, TN 37027	SAME	Map 146-1 Parcel 27

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration, or value, whichever is greater for this transfer is zero (0).

J. William Denny
AFFIANT

Subscribed and sworn to before me this 14th day of July, 2022.

Patricia F Skrivanek
NOTARY PUBLIC
My commission expires: 5-9-2026

PATRICIA F. SKRIVANEK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXECUTOR'S QUITCLAIM DEED

WHEREAS, June R. Denny (hereinafter referred to as "Decedent") owned real estate located at 917 Tyne Blvd., Nashville, TN 37220, deed of record in Book 9241, page 62, Register's Office for Davidson County, Tennessee, as more particularly described below (the "Property"); and

WHEREAS, Decedent died on February 27, 2018; and

WHEREAS, the Last Will and Testament of June R. Denny (the "Will") has been probated in the Seventh Circuit Court for Davidson County, Tennessee, Docket Number 18P660; and

WHEREAS, J. William Denny was appointed Executor of Decedent's estate and said Estate was closed on December 4, 2020; and

WHEREAS, the Estate was re-opened on June 3, 2022, and J. William Denny was re-appointed as Executor and issued Letters Testamentary; and

WHEREAS, pursuant to the Will, Decedent bequeathed her residuary estate, including the property located at 917 Tyne Blvd., to the June R. Denny Family Trust under the terms of her Last Will and Testament.

NOW, THEREFORE, J. William Denny, Executor, hereby executes this Deed to evidence the ownership of the Property, as follows:

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, J. William Denny, Executor of the Estate of June R. Denny (the "Grantor), has bargained and sold, and by these presents does transfer and convey unto J. William Denny as Trustee of the June R. Denny Family Trust (the "Grantee"), its successor and assigns, an undivided interest in the Property, as more particularly described as follows:

> BEING land situated in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being the easterly part of the original Anne Haley Davis lot, a description of which is contained in a deed of record in Book 1086, page 371, described according to an unrecorded survey made February 17, 1938, by S. G. Doak, Surveyor, the same lot being partially shown as Lot No. 3, Block "B" on the map of "Bridal Path Estates", Lealand Subdivision, a plan of which is of record in Book 974, page 77, Register's Office of Davidson County, Tennessee; and described in said Anne Haley Davis deed and according to a survey made in January, 1957, by R. C. Evans, as follows:
>
> BEGINNING at a concrete monument on the southerly margin of Tyne Boulevard, the original northeast corner of the Anne Haley Davis lot; thence westwardly with the southerly margin of Tyne Boulevard, a total of 262.4 feet to a stake near the east bank of a creek running generally north-south through said lot; running thence from said stake south 25 degrees 25 minutes west 385.8 feet to a stake; thence south 19 degrees 43 minutes east 341.6 feet, more or less, to the south line of said Anne Haley Davis lot; thence with said line north 84 degrees, 38 minutes east, 227.5 feet, more or less, to the original southeast corner of the Anne Haley Davis lot; thence with the line of said lot north 15 degrees, 45 minutes east, 110.6 feet to a concrete monument; thence with the Anne Haley Davis line south 89 degrees, 4 minutes west 91.5 feet to a concrete monument; thence with the

easterly line of said Anne Haley Davis lot, north 8 degrees, 58 minutes east 484.1 feet to the point of beginning.

BEING the same property conveyed to J. R. Denney by Quitclaim Deed, J. William Denny, June R. Denny and William L. Rosenberg, Trustee, of record in Book 9241, page 62, Register's Office of Davidson County, Tennessee. June R. Denny having since died on February 27, 2018, and J. William Denny, Executor of the Estate of June R. Denny, has the full power to sell and convey the subject Property without joinder of any beneficiary as set forth in the Last Will and Testament of June R. Deny, of record in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 18P660.

This is improved property known as 917 Tyne Blvd., Nashville, TN 37220.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 14th day of July, 2022.

ESTATE OF JUNE R. DENNY

J. William Denny

J. William Denny, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, J. WILLIAM DENNY, 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, at office, this 14th day of July, 2022.

Patricia F Skrivanek

Notary Public

My commission expires: 5-9-2026

PATRICIA F. SKRIVANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY