Karen Johnson Davidson County
Batch# 939042 DEEDQC
11/08/2022 10:30:30 AM 9 pgs
Fees: $47.00 Taxes: $0.00
20221108-0119876

PREPARED BY:

Andrew J. Bellm, Esq.
GULLETT SANFORD
ROBINSON & MARTIN PLLC
150 THIRD AVENUE SOUTH, STE. 1700
NASHVILLE, TN 37201
615.244.4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Actual consideration for this transfer is -$0-.

Edward Hugh Burrell III
AFFIANT

Subscribed and sworn to before me on this day, 28th of October 2022.

Heidi Sisson
Notary Public

My Commission Expires: June 20, 2023

HEIDI SISSON NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY My Commission Expires JUNE 20, 2023

New Owner Address:
Edward Hugh Burrell, III
157 Governor's Way
Brentwood, TN 37027

Send Tax Bills To:
Same

Map-Parcel Number:
119 05 0 430.00
160 16 0 004.00
118 08 0 125.00
118 04 0 213.00
118 08 0 026.00
118 08 0 104.00
118 08 0 105.00
118 08 0 88.00
118 08 0 189.00
118 04 0 225.00

EXECUTOR'S QUITCLAIM DEED

Edward Hugh Burrell, III, Executor of The Estate of Edward Hugh Burrell, II (the "Decedent"), who died on January 7, 2021 and whose estate is open and is being administered pursuant to Decedent's Last Will and Testament duly admitted to probate and of record in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Docket No. 21P714 for consideration of $10.00, hereby releases, remises and quitclaims unto **Edward Hugh Burrell, III** all the right, title and interest of the Decedent's estate in and to the tracts or parcels of land in Davidson County, Tennessee, more particularly described in Exhibit A.

887050 1/020210090

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

WITNESS my hand on this day, October 28, 2022.

Edward Hugh Burrell III

Edward Hugh Burrell, III, Executor of The Estate of Edward Hugh Burrell, II

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Edward Hugh Burrell, III, Executor of The Estate of Edward Hugh Burrell, II** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this day, October 28, 2022.

Heidi Sisson

Notary Public

My Commission Expires: June 20, 2023

HEIDI SISSON
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires JUNE 20, 2023

88 7050 1/020210090

EXHIBIT A

Tract 1.

Land in Davidson County, Tennessee, being shown as Tax Parcel No. 95 being a .734 acre tract on the Final Plat of Grandview Heights Subdivision, Lots 398 to 405, of record in Book 7900, page 682, Register 's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning on an iron pin located on the West margin of Grandview Ave. (50 foot right-of-way) and 45 feet more or less North of the intersection of the extended centerline of Woodbine St. with the West margin of Grandview Ave., said pin being the Southeast corner of the herein described tract; thence leaving said margin and along the South line of the herein described tract South 66 degrees 25 minutes 00 seconds West a distance of 157.54 feet to an iron pin in the East line of CSX Railroad, said iron pin being the Southwest corner of the herein described tract; thence leaving said pin and along the West line of the herein described tract and the East line of CSX Railroad North 01 degree 54 minutes 48 seconds West a distance of 21.89 feet to an iron pin, thence continuing along said line North 07 degrees 02 minutes 49 seconds West a distance of 272.15 feet to an iron pipe; thence leaving said pipe and along the North line of the herein described tract North 66 degrees 25 minutes 00 seconds East a distance of 72.00 feet to a railroad spike in the West margin of Grandview Ave.; thence leaving said spike and along the West margin of Grandview Ave. and the East line of the herein described tract South 23 degrees 35 minutes 00 seconds East a distance of 281.24 feet to an iron pin, the beginning, containing 0.734 acres more or less, according to a survey performed by Jesse E. Walker, RLS, PE, dated 02-10-94.

Being the same property conveyed to Edward H. Burrell and wife, Brenda D. Burrell from Maxwell Partnership, a Tennessee general partnership comprised of Milton B. Maxwell, Jr. and Robert Stephen Maxwell, by warranty deed of record in Book 9764, Page 566, Register's Office for Davidson County, Tennessee. Edward H. Burrell a/k/a Edward H. Burrell, II having died on January 7, 2021, and Brenda D. Burrell being sole owner by rights of survivorship. Brenda D. Burrell executed a qualified disclaimer of her tenants-by-the-entireties interest in the property, which is of record in Instrument No. 20210928-0130397, Register's Office for Davidson County, Tennessee. Edward H. Burrell, II left a Last Will and Testament which has been admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Docket No. 21P714, under which the subject property is devised to the Grantee herein.

The description is the same as that used in the previous deed.

This is improved property commonly known as 2513 Grandview Avenue, Nashville, TN 37211.

Tract 2.

Land in Davidson County, Tennessee, being Lot No. 194, on the Plan of Phase 3, Hearthstone, of record in Book 5200, Page 509, as amended in Book 6069, Page 283, both in the Register's Office for Davidson County, Tennessee.

Said Lot No. 194, fronts 95.79 feet on the easterly margin of Fireside Court and extends back 165.36 feet on the northerly line and 162.35 feet on the southerly line to a dead line in the rear, measuring 118.0 feet thereon.

Being the same property conveyed to Edward Burrell and wife, Brenda D. Burrell, from Dyke Tatum, Substitute Trustee, by substitute trustee's deed of record in Book 8030, Page 99, Register's Office for Davidson County, Tennessee. Edward Burrell a/k/a Edward H. Burrell, II having died on January 7, 2021, and Brenda D. Burrell being sole owner by rights of survivorship. Brenda D. Burrell executed a qualified disclaimer of her tenants-by-the-entireties interest in the property, which is of record in Instrument No. 20210928-0130397, Register's Office for Davidson County, Tennessee. Edward H. Burrell, II left a Last Will and Testament which has been admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Docket No. 21P714, under which the subject property is devised to the Grantee herein.

The description is the same as that used in the previous deed.

This is improved property commonly known as 912 Fireside Court, Brentwood, TN 37027.

Tract 3.

Land in Davidson County, Tennessee, being Lot No. 259 on the plan of Grandview Heights, a Plan of which is of record in Book 161, Pages 14 and 15, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 259 fronts 50 feet on the easterly side of Cruzen Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Edward H. Burrell and wife, Brenda D. Burrell, from F.D.R. Company, a Tennessee general partnership, by deed of record in Book 9144, Page 691, Register's Office for Davidson County, Tennessee. Edward H. Burrell a/k/a Edward H. Burrell, II having died on January 7, 2021, and Brenda D. Burrell being sole owner by rights of survivorship. Brenda D. Burrell executed a qualified disclaimer of her tenants-by-the-entireties interest in the property, which is of record in Instrument No. 20210928-0130397, Register's Office for Davidson County, Tennessee. Edward H. Burrell, II left a Last Will and Testament which has been admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Docket No. 21P714, under which the subject property is devised to the Grantee herein.

The description is the same as that used in the previous deed.

This is improved property commonly known as 2408 Cruzen Street, Nashville, TN 37211.

Tract 4.

LAND in Davidson County, Tennessee, being Lot No. 117 on the Plan of Grandview Heights, as of record in Book 161, pages 14 and 15, Register's Office for said County.

Said Lot No. 117 fronts 50 feet on the westerly side of Winford and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Edward H. Burrell and wife, Brenda D. Burrell from Lloyd D. Hutchinson and wife, Rebecca Sue Hutchinson by warranty deed of record as Instrument No. 20151116-0115925, Register's Office for Davidson County, Tennessee. Edward H. Burrell a/k/a Edward H. Burrell, II having died on January 7, 2021, and Brenda D. Burrell being sole owner by rights of survivorship. Brenda D. Burrell executed a qualified disclaimer of her tenants-by-the-entireties interest in the property, which is of record in Instrument No. 20210928-0130397, Register's Office for Davidson County, Tennessee. Edward H. Burrell, II left a Last Will and Testament which has been admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Docket No. 21P714, under which the subject property is devised to the Grantee herein.

The description is the same as that used in the previous deed.

This is improved property commonly known as 2305 Winford Avenue, Nashville, TN 37211.

Tract 5.

Being Lot No. 114 on the Plan of Grandview Heights, as of record in Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee.

Said Lot No. 114 fronts 50 feet on the westerly side of Winford and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Edward H. Burrell and wife, Brenda D. Burrell from Roy Anderson and wife, Betty Anderson, by deed of record in Book 9633, Page 52, Register's Office for Davidson County, Tennessee. Edward H. Burrell a/k/a Edward H. Burrell, II having died on January 7, 2021, and Brenda D. Burrell being sole owner by rights of survivorship. Brenda D. Burrell executed a qualified disclaimer of her tenants-by-the-entireties interest in the property, which is of record in Instrument No. 20210928-0130397, Register's Office for Davidson County, Tennessee. Edward H. Burrell, II left a Last Will and Testament which has been admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Docket No. 21P714, under which the subject property is devised to the Grantee herein.

The description is the same as that used in the previous deed.

This is improved property commonly known as 2311 Winford Avenue, Nashville, TN 37211.

Tract 6.

Land in Davidson County, Tennessee, being Lot No. 159 on the plan of Grandview Heights, of record Book 161, pages 14 and 15, Register's Office for said County.

Said Lot No. 159 fronts 50 feet on the easterly margin of Winford Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Edward H. Burrell and wife, Brenda Burrell from Roy C. Anderson and wife, Betty J. Anderson by warranty deed of record in Book 10857, Page 212, Register's Office for Davidson County, Tennessee. Edward H. Burrell a/k/a Edward H. Burrell, II having died on January 7, 2021, and Brenda D. Burrell being sole owner by rights of survivorship. Brenda Burrell a/k/a Brenda D. Burrell executed a qualified disclaimer of her tenants-by-the-entireties interest in the property, which is of record in Instrument No. 20210928-0130397, Register's Office for Davidson County, Tennessee. Edward H. Burrell, II left a Last Will and Testament which has been admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Docket No. 21P714, under which the subject property is devised to the Grantee herein.

The description is the same as that used in the previous deed.

This is improved property commonly known as 2416 Winford Avenue, Nashville, TN 37211.

Tract 7.

Being Lot No. 160 on the Plan of Grandview Heights as of record in Book 161, pages 14 & 15, Register's Office for said County.

Said Lot No. 160 fronts 50 feet on the easterly side of Winford and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Edward H. Burrell and wife, Brenda D. Burrell from Roy C. Anderson and wife, Betty J. Anderson by warranty deed of record in Book 10171, Page 423, Register's Office for Davidson County, Tennessee. Edward H. Burrell a/k/a Edward H. Burrell, II having died on January 7, 2021, and Brenda D. Burrell being sole owner by rights of survivorship. Brenda D. Burrell executed a qualified disclaimer of her tenants-by-the-entireties interest in the property, which is of record in Instrument No. 20210928-0130397, Register's Office for Davidson County, Tennessee. Edward H. Burrell, II left a Last Will and Testament which has been admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Docket No. 21P714, under which the subject property is devised to the Grantee herein.

The description is the same as that used in the previous deed.

This is improved property commonly known as 2418 Winford Avenue, Nashville, TN 37211.

Tract 8.

Being Lot No. 98 on the Plan of Grandview Heights, as of record in Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee.

Said Lot No. 98 fronts 50 feet on the westerly side of Winford Avenue and runs back, between parallel lines, 150 feet to an alley.

Being the same property conveyed to Edward H. Burrell and wife, Brenda D. Burrell from Arrow Heating & Cooling, Inc.; Stephen Gary Weiss, sole stockholder of Arrow Heating & Cooling, Inc. and Stephen Gary Weiss, individually, by warranty deed of record in Book 9369, page 340, Register's Office for Davidson County, Tennessee. Edward H. Burrell a/k/a Edward H. Burrell, II having died on January 7, 2021, and Brenda D. Burrell being sole owner by rights of survivorship. Brenda D. Burrell executed a qualified disclaimer of her tenants-by-the-entireties interest in the property, which is of record in Instrument No. 20210928-0130397, Register's Office for Davidson County, Tennessee, as corrected by Scrivener's Affidavit of record in Instrument No. 20221013-0112517, Register's Office for Davidson County, Tennessee. Edward H. Burrell, II left a Last Will and Testament which has been admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Docket No. 21P714, under which the subject property is devised to the Grantee herein.

The description is the same as that used in the previous deed.

This is improved property commonly known as 2419 Winford Avenue, Nashville, TN 37211.

Tract 9.

Land in Davidson County, Tennessee, being Lot No 78 on the Plan of Grandview Heights as of record in Book 161, pages 14 and 15, Register's Office for said County, described as follows:

Said Lot No 78 fronts 50 feet on the easterly side of Eugenia Avenue and runs back between parallel lines with the southerly margin of Newsome Street, 150 feet to an alley.

Being the same property conveyed to Edward H. Burrell, married from E.L. Rake and wife, Myrtle Rake, by warranty deed of record as Instrument No. 20030324-0038114, Register's Office for Davidson County, Tennessee. Edward H. Burrell a/k/a Edward H. Burrell, II having died on January 7, 2021, leaving a Last Will and Testament which has been admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Docket No. 21P714, under which the subject property is devised to Brenda D. Burrell. Brenda D. Burrell executed a qualified disclaimer of her interest in the property, which is of record in Instrument No. 20210928-0130398, Register's Office for Davidson County, Tennessee. Upon Brenda D. Burrell's disclaimer, Edward H. Burrell, II's Last Will and Testament devised the property to the Grantee.

The description is the same as that used in the previous deed.

This is improved property commonly known as 2500 Eugenia Avenue, Nashville, Tennessee 37211.

Tract 10

Land in Davidson County, Tennessee, being part of Lots No. 129, all of Lot 128, also alley between said Lots now closed on the Plan of Grandview Heights as of record in Book 161, pages 14 and 15, Register's Office for said County

As to part of Lot No 129 described as follows: BEGINNING on the easterly margin of Winford Avenue 10 feet north of S.W. corner of said lot; thence easterly parallel with, and 10 feet north from the south line of said lot, 157 feet, more or less; thence northerly, 40 feet; thence westerly 137 feet, more or less, to the easterly margin of said avenue, thence southerly 45 feet, more or less to the beginning.

EXCLUDING all portions of Lots 227, 228, and 229 described in this paragraph BUT INCLUDING portions of Lot 128, including alley now closed on the Plan of Grandview Heights as of record in Book 161, pages 14 and 15, Register's Office for said County; BEGINNING on the westerly margin of Cruzen Street at the corner of Lots Nos. 226 and 227, thence northerly 59 feet more or less: thence westerly 208 feet more or less to the easterly margin of Winford Avenue, thence with the same southerly 168 feet more or less; thence easterly 275 feet more or less to the beginning.

INCLUDED BUT EXCLUDED from this conveyance is being parts of Lots 128 and 129 on the Plan of Grandview Heights as of record in Book 161, pages 14 and 15, Register's Office for said County.

BEGINNING at a point in the east margin of Winford Avenue said point being Calvin E. McFarland's northwest corner, said point being north 21 degrees 03' west 10 feet from the common corner of Lots 129 and 130; thence with said margin north 1 degree 27' east 45 feet more or less to the northwest corner of Lot 129; thence with the northerly boundary of said lot north 68 degrees 57' east 8 feet more or less to the southwest corner of Lot 128 on said plan; thence continuing with the said margin of Winford Avenue north 7 degrees 17' east 183 feet more or less to the northwest corner of the captioned property, thence with the north boundary of said captioned property south 82 degrees 43' east 3.5 feet more or less to a point, thence south 7 degrees 17' west 227.2 feet more or less to a point; thence south 68 degrees 57' west 5.4 feet to a point and containing 989 square feet.

There is also hereby conveyed a slope easement beginning at a point in the east margin of Winford Avenue said point being Calvin McFarland's northwest corner; thence along the easterly margin of the above described right of way north 7 degrees 17' east 227.2 feet more or less to the north boundary of the captioned property, thence with said boundary south 82 degrees 43' east 10 feet to a point; thence south 7 degrees, 17' west 221.8 feet more or less to McFarland's north boundary, thence with said boundary south 68 degrees 57' west 11.4 feet more or less to the point of beginning and continuing 2245 square feet.

Being the same property conveyed to Edward H. Burrell from Marsha Troxler by warranty deed of record as Instrument No. 20110325-0022995, Register's Office for Davidson County, Tennessee. Edward H. Burrell a/k/a Edward H. Burrell, II having died on January 7, 2021, leaving a Last Will and Testament which has been admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Docket No. 21P714, under which the subject property is devised to Brenda D. Burrell. Brenda D. Burrell executed a qualified disclaimer of her interest in the property, which is of record in Instrument No. 20210928-0130398, Register's Office for Davidson County, Tennessee. Upon Brenda D. Burrell's disclaimer, Edward H. Burrell, II's Last Will and Testament devised the property to the Grantee.

The description is the same as that used in the previous deed.

This is improved property commonly known as 2230 Winford Avenue, Nashville, TN 37211.

True Copy Certification

I, Andrew J. Bellm, Esq., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 28, 2022

Affiant Signature

Date: November 8, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 8th day of November, 2022.

Notary's Signature

My Commission Expires: 1-11-26

Notary's Seal

LYNNE B. JERVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 11, 2026

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