Karen Johnson Davidson County
Batch# 941045 DEEDQC
11/14/2022 02:46:28 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20221114-0121412

This Instrument Prepared By
and after recording return to:

Carter Shelton Jones, PLC
Attn: Brian S. Shelton
2021 Richard Jones Road
Nashville, Tennessee 37215

EXECUTOR'S QUITCLAIM DEED

Name/Address of New Owners:	*Send Tax Bills To*
Janet Ratterman Waters, Trustee of the James Robert Waters Marital Trust under the Last Will and Testament of James Robert Waters 316 Oakvale Drive Brentwood, TN 37027	Janet Ratterman Waters, Trustee of the James Robert Waters Marital Trust under the Last Will and Testament of James Robert Waters 316 Oakvale Drive Brentwood, TN 37027
Tax Map Parcel No.: **160 14 0B 142.00**	

WHEREAS, **JAMES ROBERT WATERS** owned certain improved property known as 5846 Brentwood Trace, Old Hickory Boulevard, Nashville, Davidson County, Tennessee, 37027, and being more particularly described on EXHIBIT A attached hereto and incorporated herein by reference (the "Real Property").

WHEREAS, James Robert Waters died on April 16, 2022, and his will (the "Will of James Robert Waters") is filed of record in the Chancery Court of Williamson County, Tennessee, under Docket Number 22PR-12466.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

This deed is exempt from recording tax pursuant to T.C.A. section 67-5-209(3) as a transfer from a fiduciary in the course of administration of a decedent's estate.

Affiant

Subscribed and sworn to before me this 6 day of October, 2022.

Notary Public

My Commission Expires: 7/7/25

LUCY RALPH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07, 2025

WHEREAS, Janet Ratterman Waters was appointed as Executor of the Estate of James Robert Waters.

NOW, THEREFORE, IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **JANET RATTERMAN WATERS, Executor of the Estate of James Robert Waters** (the "Grantor"), pursuant to the Last Will and Testament of James Robert Waters, by these presents does hereby sell, assign, transfer, convey and quitclaim the Real Property to **Janet Ratterman Waters, Trustee of the James Robert Waters Marital Trust under the Last Will and Testament of James Robert Waters** (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest, as Executor of the Estate of James Robert Waters, in and to certain land in Rutherford County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Real Property").

This is improved property known as 5846 Brentwood Trace, Old Hickory Boulevard, Nashville, Davidson County, Tennessee, 37027.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

Grantor acknowledges that this Deed was prepared from information in prior deeds; that no request was made that Brian S. Shelton or Carter Shelton Jones, PLC perform a title examination; and that neither Brian S. Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 6 day of October, 2022.

Janet Ratterman Waters

Janet Ratterman Waters, Executor of the Estate of James Robert Waters

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **JANET RATTERMAN WATERS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the **Executor of the Estate of James Robert Waters**, the within-named bargainor, and that she, as such Executor, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained

WITNESS my hand, at office, this 6th day of October, 2022.

Lynn G Milner

NOTARY PUBLIC

LYNN G MILNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Unit No. 5846 in Brentwood Trace Condominiums, a Horizontal Property Regime, located on Old Hickory Boulevard, Brentwood, Davidson County, Tennessee, as shown on the plat of Brentwood Trace Condominiums, recorded in Book 5200, Page 219, as revised in Book 5200, Page 230 and Book 5200, Page 261, said Register's Office, and described in a Master Deed recorded in Book 5524, Page 415, amended in Book 5545, Page 510, Register's Office for Davidson County, Tennessee, to which reference is here made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property,

apartments, co-owners and tenants of Brentwood Trace Condominiums, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5524, Page 415, said Register's Office, amendment to Master Deed in Book 5545, Page 510, and amendment to By-Laws in Book 5537, Page 988, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to James Robert Waters by Quitclaim Deed of record in Book 10309, Page 414, Register's Office for Davidson County, Tennessee.

Being further the same property conveyed to James R. Waters, Et ux, by deed from Lois Mae Collins Wilburn, et ux, of record in Book 5771, Page 975, Register's Office for Davidson County, Tennessee.