4150 Gallatin Pike Property
Davidson County
From Estate to Family Trust

Prepared by and Return to:

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Karen Johnson Davidson County
Batch# 981652 DEEDQC
03/16/2023 02:26:26 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230316-0019198

CO-PERSONAL REPRESENTATIVES' QUITCLAIM DEED

ADDRESS OF OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Patty M. Corley Family Trust c/o Joseph Russell Corley and Philip T. Travis, Co-Trustees 3008 Poston Avenue Nashville, TN 37203	(SAME)	061-11-0 237

Patty M. Corley (hereinafter referred to as the "Decedent") died on November 27, 2022, leaving a Last Will and Testament dated July 28, 2011. The Last Will and Testament was admitted to probate on January 19, 2023, in the Seventh Circuit Court, Probate Division, for Davidson County, Tennessee, and assigned the case number 22P2301. The Co-Personal Representatives, Philip T. Travis and Joseph Russell Corley, are duly qualified. Debts of the Decedent have been paid. The Co-Personal Representatives, by signing this Co-Personal Representatives' Quitclaim Deed, releases any right the Co-Personal Representatives have to recover this property in the event of the insolvency of Decedent's estate.

THEREFORE, IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, Philip T. Travis and Joseph Russell Corley, Co-Personal Representatives of the Estate of Patty M. Corley (hereinafter referred to as "Grantor"), by these presents and for the purpose of administering said estate, do hereby quitclaim and convey unto Philip T. Travis and Joseph Russell Corley, Co-Trustees of the Patty M. Corley Family Trust U/W dated July 28, 2011, (hereinafter referred to as "Grantee"), their successors and assigns, any and all right, title, and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

Land in the 15th, formerly the 11th, Civil District of Davidson County, Tennessee, being Lot No. 1 on the Resubdivision of Lot No 1 and part of Lot No. 3 of the Greenland Tract, as of record in book 3842, page 67, Register's Office for Davidson County, described as follows:

Beginning on the northerly margin of Greenland Avenue at the southeast corner of the property conveyed to Joe Hubert Corley, of record in Book 3826, page 161, said Register's Office said point being also south 73 degrees east 159.35 feet from the old northeast intersection of said Greenland Avenue and Gallatin Road; thence north 17 degrees 33 minutes east 247.09 feet; thence north 76 degrees 46 minutes west 227.98 feet to the easterly margin of Gallatin Pike, as widened; thence with the same southerly 219.98 feet to the beginning of a curve; thence around said curve having a radius of 25 feet southeasterly 31.65 feet to the northerly margin of Greenland Avenue; thence with the same south 73 degrees east 125.13 feet to the beginning.

Being the same property conveyed to Patty M. Corley, by Quitclaim Deed from Joe H. Corley recorded as Instrument No. 20041019-0125813 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4150 Gallatin Pike, Nashville, TN 37216.

The legal description stated above has been taken from the prior Quitclaim Deed conveying the interest in said property to the Decedent. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties about the title. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS MY HAND this 14th day of March, 2023.

JENNIFER LONEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

ESTATE OF PATTY M. CORLEY-GRANTOR

By: _____
Philip T. Travis,
Co-Personal Representative

By: _____
Joseph Russell Corley,
Co-Personal Representative

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me ~~Philip T. Travis~~ Jennifer Loney, a Notary Public of this County, PHILIP T. TRAVIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Co-Personal Representative of the Estate of Patty M. Corley and that he executed the within instrument for the purposes therein contained for and on behalf of said estate.

WITNESS MY HAND, at office, this 14th day of March, 2023.

JENNIFER LONEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

Notary Public
My Commission Expires: 9-8-25

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me ~~Joseph Russell Corley~~ Jennifer Loney, a Notary Public of this County, JOSEPH RUSSELL CORLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Co-Personal Representative of the Estate of Patty M. Corley and that he executed the within instrument for the purposes therein contained for and on behalf of said estate.

WITNESS MY HAND, at office, this 14th day of March, 2023.

JENNIFER LONEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

Notary Public
My Commission Expires: 9-8-25

This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(1)(C)(iv) [formerly 67-4-409(a)(3)(D)].