Karen Johnson Davidson County
Batch# 1003669 DEEDQC
05/16/2023 09:10:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230516-0036417

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (NFG)
150 3rd Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Parcel Number:
Branstetter Legacy Partners, LLC 1111 Eller Lane Nashville, TN 37221	Same	169-50.01

FOR AND IN CONSIDERATION OF THE SUM OF ONE ($1.00) DOLLAR, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **JANE B. STRANCH and C. DEWEY BRANSTETTER, JR. as CO-TRUSTEES of the CHARLOTTE C. BRANSTETTER REVOCABLE TRUST** by these presents does hereby quitclaim and convey to **BRANSTETTER LEGACY PARTNERS, LLC**, a Tennessee limited liability company, and its successors and assigns, all of their right, title and interest in and to the property described on Exhibit A hereof.

This is improved property known as 8589 Highway 100, Nashville, Davidson County, Tennessee.

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

[Signature page follows.]

IN WITNESS WHEREOF, the undersigned have executed this instrument or have caused same to be executed as of the 12th day of May, 2023.

Jane B. Stranch Co-Trustee

Jane B. Stranch as Co-Trustee of the Charlotte C. Branstetter Revocable Trust

C. Dewey Branstetter, Jr. as Co-Trustee of the Charlotte C. Branstetter Revocable Trust

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Jane B. Stranch as Co-Trustee with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11 day of May, 2023.

Emily Evans

Notary Public

My Commission Expires: 07/06/26

EMILY EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2025

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, C. Dewey Branstetter, Jr. as Co-Trustee 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, this 12th day of May, 2023.

Notary Public

My Commission Expires: 11/2/26

KIMBERLY ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant (Representative of Grantee)

Subscribed and sworn to before me this 11 day of May, 2023.

Notary Public

My Commission Expires: 07/06/26

EMILY EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

EXHIBIT A

Legal Description

Land lying and being in the 9th Civil District of Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Beginning at a point in the centerline of U.S. Highway No. 100 at the northwest corner of the tract that was conveyed to J. E. Nolan, Sr. and wife, by deed of record in Book 3314, page 5, Register's Office for said County; thence with the centerline of said Highway N 87°30' W 115.5 feet to a point and N 88°30' W 68.5 feet to a point; thence leaving said Highway, S 0°30' E passing through a stake on the south margin of said Highway, a distance of 1350 feet more or less to a corner of the I. B. Smith land; thence with his line, S 77°30' E 60 feet to a small elm bush on a ridge; thence N 47° E 462 feet to a stake; thence N 2°30' E 528 feet to a stake and N 1°30' E 33 feet more or less to a point in the Nolen line and in the line of I. B. Smith; thence with Nolen's line about referred to, N 44° W 256 feet more of less to a stake at a small elm with thorn tree pointers; thence N 13° W passing through a utility pole on the south margin of said U. S. Highway No. 100, 330 feet more or less to the point of beginning, containing 9.87 acres, more or less, according to a copy of a survey made by S H. Hutchinson, Surveyor, dated April 30, 1962.

Included in the above property description but specifically excluded from this conveyance is the property conveyed in Book 4881, page 1, Book 4893, page 770 of record in the Register's Office of the Davidson County, Tennessee.

Being the same property conveyed to Cecil D. Branstetter and wife, Charlotte C. Branstetter by deed from W.S. Smith, of record in Book 3375, page 535, dated May 9, 1962, said Register's Office. The said Cecil D. Branstetter having since died on or about May 7, 2014, leaving Charlotte C. Branstetter as surviving tenant by the entirety. Charlotte C. Branstetter having since died testate on or about August 14, 2017. Pursuant to the Last Will and Testament of Charlotte C. Branstetter of record in Docket No.17P-1761, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, said property was vested in Jane B. Stranch and C. Dewey Branstetter, Jr. as Co-Executors of The Estate of Charlotte C. Branstetter. See also quitclaim deed from Jane B. Stranch and C. Dewey Branstetter, Jr. as Co-Executors of The Estate of Charlotte C. Branstetter to Jane B. Stranch and C. Dewey Branstetter, Jr. as Co-Trustees of the Charlotte C. Branstetter Revocable Trust of record in Instrument No. _____, of said register's office.

NOTE: A portion of the above described property was already conveyed to Jane B. Stranch and C. Dewey Branstetter, Jr. as Co-Trustees of the Charlotte C. Branstetter Revocable Trust by Executors Quitclaim Deed of record in Instrument No. 20180508-0044185, in said Register's Office; and further conveyed to Branstetter Legacy Partners, LLC, a Tennessee limited liability company, by Quitclaim Deed of record in Instrument No. 20180508-0044211, dated May 8, 2018, in said Register's Office. The intent of this deed is to convey the entire tax parcel which was the original intent in the two 2018 conveyances, but the legal description in these 2018 deeds only conveyed a small part of the tax parcel.

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 May 12, 2023 (date of document).

Affiant Signature

05/15/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of May, 2023.

Aubrey D. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

