Karen Johnson
Batch # 1116137
03/28/2024 10:10:04 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240328-0021591

THIS INSTRUMENT PREPARED BY:
Wood Stabell Law Group
4535 Harding Pike Ste. 100
Nashville, Tennessee 37205

ADDRESS NEW OWNER:
Florence R. Lindseth, et al.
3533 Richland Avenue
Nashville, TN 37205

SEND TAX BILL TO:
Same

MAP-PARCEL
Map 092-12-0, Parcel 364

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **EQUITABLE TRUST COMPANY,** a Tennessee corporation, as Successor Trustee for the Trust under Will of J. Morgan Wilkerson, Jr. (hereinafter, the "Grantor"), does hereby bargain, sell, release, remise, quitclaim and convey all of its right, title and interest unto:

- **To FLORENCE R. LINDSETH,** her heirs, assigns and successors forever, a fifty percent (50%) undivided interest as tenant-in-common; and
- **To ELLEN D. CRAWFORD TRUE,** her heirs, assigns and successors forever, a twenty-five percent (25%) undivided interest as tenant-in-common, and
- **To GEORGE V. CRAWFORD III** , his heirs, assigns and successors a twenty-five (25%) undivided interest as a tenant-in-common

(collectively referred hereinafter, the "Grantee") in and to the certain tract or parcel of land located in Davidson County, Tennessee, which is described on Exhibit A, attached hereto and incorporated herein by reference, and the improvements located thereon, if any (the "Property").

The improved Property is known as 1513-15 Church Street, Nashville, Davidson County, Tennessee 37203.

This CONVEYANCE is made on the occasion of the termination of the trust under the Will of J. Morgan Wilkerson, Jr. for which Equitable Trust Company serves as successor trustee, and the distribution of said trust's assets to the persons entitled to the same.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. The Grantor makes no representations or warranties whatsoever with regard to the Property or the Grantor's interest therein.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed as of the 20th day of March, 2024.

BY: EQUITABLE TRUST COMPANY, Successor Trustee, of the Trust under Will of J. Morgan Wilkerson, Jr.

By: _____
Name: David Simcox
Its: VP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David Simcox, with whom I am personally acquainted or who have proven to me on the basis of satisfactory evidence to be the person whose name is subscribed herein, and who, upon oath, acknowledged himself to be the VP of Equitable Trust Company, the Successor Trustee of the Trust under Will of J. Morgan Wilkerson, Jr., the within named bargainor, and that he/she as VP, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of trust by him/herself as such VP of Equitable Trust Company, Successor Trustee, and that the foregoing instrument is the voluntary act and deed of the trust.

Witness my hand and seal, at office in Nashville, Tennessee, this the 20th day of March, 2024.

_____
NOTARY PUBLIC

My Commission Expires: 5-7-2024

KENRICK T. LARSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-7-2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

_____
AFFIANT

Subscribed and sworn to before me
this 20th day of March, 2024.

_____
Notary Public
My Commission Expires: 5-7-2024

KENRICK T. LARSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-7-2024

EXHIBIT A

Land in Davidson County, Tennessee, being the westerly 30 feet of Lot No. 4 and the easterly 3.3 feet of Lot No. 5 on the Map of Boyd Home Tract, as of record in Book 21, page 39, Register's Office, Davidson County, Tennessee. Said parts of said Lots Nos. 4 and 5 front together 33.3 feet on the southerly side of Church Street as widened, and extending back between parallel lines 172.5 feet, more or less, to an alley.

Being the same property conveyed to JNO. B KANE (AKA JOHN B. KANE), by deed from MRS. EFFIE SORY, dated October 30, 1924 of record in Book 658, Page 121, said Register's Office. JNO. B KANE (AKA JOHN B. KANE) died in 1943. Pursuant to his will in Will Book 59, Page 222, County Court for Davidson County, Tennessee, said property was devised to Carrie W. Kane. Carrie Kane died in 1964 leaving Ward R. Kane as her only heir-at-law. Ward R. Kane died intestate in 1965 leaving Ward Randolph Kane, Jr., Charles Anderson Kane, John Martin Kane, Karen Kane Foreman and Bolin Kane Brush as his only heirs-at-law with his widow, Betty Anderson Kane having a life estate.

Also, being the same property conveyed to THIRD NATIONAL BANK IN NASHVILLE, DAVID RODENHAUSER, AND W. M. FARRIS, CO-TRUSTEES UNDER AGREEMENT WITH FAWN PARENT WILKERSON, WITH FULL POWER TO SELL, MORTGAGE, OR ENCUMBER THE SAME WITHOUT THE JOINDER OF ANY BENEFICIARY OR BENEFICIARIES, AND WITHOUT REQUIRING THE PURCHASER TO LOOK TO THE APPLICATION OF PROCEEDS, by deed from BETTY ANDERSON KANE, INDIVIDUALLY FOR HER LIFE ESTATE INTEREST AND AS GUARDIAN FOR WARD RANDOLPH KANE, JR., CHARLES ANDERSON KANE, AND JOHN MARTIN KANE, MINOR CHILDREN; AND KAREN KANE FOREMAN AND BOLIN KANE BRUSH; BEING ALL OF THE HEIRS OF WARD R. KANE, SR., DECEASED, dated October 16, 1969, of record in Book 4384, Page 720, said Register's Office.

Also, being the same property conveyed to THIRD NATIONAL BANK, TRUSTEE UNDER WILL OF J. MORGAN WILKERSON (said will being of record in Will Book 68, Page 173 in the Chancery Court for Davidson County, Tennessee, Probate Division, Docket No. 03P-117), by deed from THIRD NATIONAL BANK OF NASHVILLE, DAVID RODENHAUSER, & W. M. FARRIS, CO-TRUSTEES UNDER AGREEMENT WITH FAWN PARENT WILKERSON, of record in Book 4782, Page 369, dated December 31, 1973, said Register's Office.

Also, being the same property erroneously conveyed to EQUITABLE TRUST COMPANY, A TENNESSEE CORPORATION, AS SUCCESSOR TRUSTEE, by deed from SUNTRUST BANK, NASHVILLE, TRUSTEE, SUCCESSOR TO THIRD NATIONAL BANK IN NASHVILLE, DAVID RODENHAUSER AND W. M. FARRIS, CO-TRUSTEES UNDER AGREEMENT WITH FAWN PARENT WILKERSON, dated May 19, 2003, of record in Instrument No. 20030520-0068401, said Register's Office.