Karen Johnson Davidson County
Batch # 1134652 DEEDQC
05/14/2024 03:03:22 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240514-0035682

This Instrument Prepared By:
Thomas B. Cresswell, Jr.
Law Offices; TN BPR No. 006019
509 Baxter Lane
Nashville, TN 37220-2201
(615) 504-4558

EXECUTORS' QUITCLAIM DEED

New Owner Address:	Send Tax Bills To:	Map & Parcel Nos.:
Kathy L. Elmer-Ganus **124 Dekewood Drive** **Old Hickory, TN 27138**	**Same**	**Map/Parcel: 64-01-53.00**

WHEREAS, in 2006 **Kathy L. Elmer-Ganus** and **Marjorie B. Elmer** together purchased certain improved real property in Old Hickory, Davidson County, Tennessee which property is more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference, together with any and all improvements, buildings, structures and/or fixtures thereon – herein referred to as the "**Property;**" and

WHEREAS, Marjorie B. Elmer died on March 8, 2020, and her estate is being administered in the Probate Court for Davidson County, Tennessee by the Executors, **Thomas B. Cresswell, Jr.** and **Equitable Trust Company**, as **Co-Executors**; and

WHEREAS, in keeping with the survivorship rights of Kathy L. Elmer-Ganus, the Will of Marjorie B. Elmer, and to clarify that ownership of the Property now is held solely by Kathy L. Elmer-Ganus,

THEREFORE, IN CONSIDERATION of the sum of One and 00/100 Dollars ($1.00) and for the purposes of concluding the administration of the Estate of Marjorie B. Elmer and to clarify that title to the Property is now held by Kathy L. Elmer-Ganus, the **Co-Executors** on behalf of the Estate of Marjorie B. Elmer, deceased ("**GRANTOR**") do hereby quitclaim and convey unto **KATHY L. ELMER-GANUS** ("**GRANTEE**") and Grantee's heirs, representatives, and assigns, any and all of Grantor's right, title, and interest in and to the Property.

Said Property is conveyed without warranty and subject to the same limitations, restrictions, and encumbrances as may affect the Property, whether or not of record, which may include, but is not limited to, any and all applicable restrictions, easements and building set back lines as are shown in the records in the Register's Office for Davidson County in Nashville, Tennessee.

Wherever used herein, words denoting a number or gender shall be read in the number or gender as the context clearly implies. The words "Grantor" and "Grantee" shall include their respective heirs, personal representatives, successors and assigns where the context requires or clearly implies.

3rd **IN WITNESS WHEREOF**, Grantor has signed this Executors' Quitclaim Deed as of the day of December 2021.

GRANTOR:
THE ESTATE OF MARJORIE B. ELMER, DECEASED

By: _____
Thomas B. Cresswell, Jr., as Co-Executor
of the Estate of Marjorie B. Elmer, deceased

And by:

EQUITABLE TRUST COMPANY, AS CO-EXECUTOR
of the Estate of Marjorie B. Elmer, deceased

By: _____
Darlinda H. Jones, Partner

Acknowledgement

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, a Notary Public in and for said County and State, personally appeared **Thomas B. Cresswell, Jr., and Darlinda H. Jones,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained by signing their names thereto, with **Thomas B. Cresswell, Jr.** signing for himself **personally as Co-Executor**, and **Darlinda H. Jones** signing as **Partner** on behalf of **Equitable Trust Company** as **Co-Executor**.

WITNESS MY HAND and seal, this the 3rd day of December 2021.

{SEAL}

LISA PAUL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
NOTARY PUBLIC

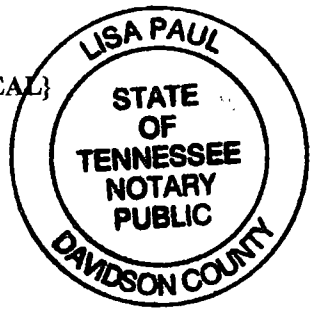
My Commission Expires: 9-8-2025

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or true value, whichever is greater paid for the transfer of the Property described in this Deed is Zero and no/100 Dollars ($0.00).

Thomas B. Cresswell, Jr., Co-Executor of the Estate of Marjorie B. Elmer, deceased

Sworn to and subscribed to before me on this the 3rd day of December 2021



{SEAL}

Notary Public

My Commission Expires: 9.8.2025

EXHIBIT A

Property Description

Being Lot No. 5 on the Plan of BRANDYWINE PLACE, as of record in Plat Book 6250, Page 327, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Restrictive Covenants of record in Deed Book 6488, Page 764, and in Deed Book 8904, Page 855, Register's Office for said County.

This conveyance is subject to any and all existing easement and restrictions of record.

BEING THE SAME PROPERTY conveyed to Kathy L. Elmer-Ganus, and unmarried woman and Marjorie B. Elmer, an unmarried woman by deed from Larry T. Jackson, and Wife, Lori D. Jackson of record as Instrument No. 20060314-0029254, recorded on March 14, 2006 in the Register's Office for Davidson County, Tennessee.