Karen Johnson Davidson County
Batch# 1162945 DEEDQC
07/26/2024 03:26:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240726-0056825

This Instrument Prepared By:
THOMPSON BURTON PLLC (DHM)
1801 West End Avenue, Suite 1550
Nashville, Tennessee 37203

Name & Address of New Owner(s)	Send Tax Bills To:	Map & Parcel Number(s)
Gail B. Bauer 1777 W Canning Drive Mount Pleasant, South Carolina 29466	Same	Map: 181 Parcel: 14 0A 198.00 Davidson County

EXECUTOR'S QUITCLAIM DEED

WHEREAS, Helen M. Blakely ("Decedent") acquired an interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, and more particularly described on Exhibit A hereto (the "Property"); and

WHEREAS, Decedent died testate on December 30, 2023, leaving a validly executed last will and testament dated November 7, 2008 (the "Will"), which has been probated and is properly recorded on Docket Number 24PR-13806, in the Chancery Court for Williamson County, Tennessee, Probate Division; and

WHEREAS, Gail B. Bauer is the duly qualified and acting Executrix of Decedent's estate; and

WHEREAS, at the time of Decedent's death, Decedent owned the Property; and

WHEREAS, in accordance with the terms of the Will, the residuary estate, of which the Property is a part, passes to Gail B. Bauer.

NOW THEREFORE AND PURSUANT TO the authority granted to her as Executrix under the Will, Gail B. Bauer, as Executrix of the Estate of Helen M. Blakely, and not further or otherwise, does hereby quitclaim, and by these presents transfer and convey unto Gail B. Bauer, her heirs and assigns, all of her right, title, and interest, as Executrix of Decedent's estate, in and to the Property.

This is improved property known as 8800 Dolcetto Grove, Brentwood, Tennessee 37027.

The descriptions herein are the same as those contained in the prior instruments.

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

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 25th day of July, 2024.

ESTATE OF HELEN M. BLAKELY:

Gail B. Bauer

By: Gail B. Bauer
Its: Executrix

STATE OF SOUTH CAROLINA)
COUNTY OF Charleston)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Gail B. Bauer, 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 executed the within instrument as Executrix of the estate of Helen M. Blakely for the purposes therein contained.

WITNESS my hand, at office, this 25th day of July, 2024.

Sherry English

Notary Public
My Commission Expires: 05/08/2028

STATE OF SOUTH CAROLINA)
COUNTY OF Charleston)

The actual consideration for this transfer is $0.

Gail B. Bauer

Gail B. Bauer, Affiant

Subscribed and sworn to before me this 25th day of July, 2024.

Sherry English

Notary Public
My Commission Expires: 05/08/2028

EXHIBIT A

Land in Davidson County, Tennessee, being Unit 106 on the plan of The Villas at Concord Place. Phase 4 as shown on Exhibit "A-1" to the Third Supplemental Declaration to Declaration of Protective Covenants. Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument No. 20070130-0012170, Register's Office for said county, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Helen M. Blakely by Warranty Deed from Sandie Heidenway and husband James Heidenway of record at Instrument No. 20120625-0055423, Register's Office for Davidson County Tennessee.

TRUE COPY CERTIFICATION

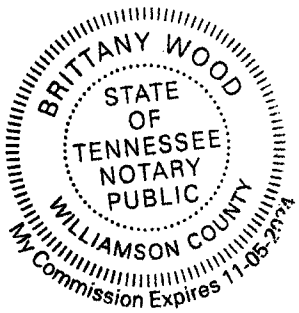
I, David H. Mayer, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 25, 2024.

Date: July 25, 2024

David H. Mayer

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

On July 25, 2024, before me, the undersigned, personally appeared David H. Mayer, who acknowledges that this certification of an electronic document is true and correct.



Notary Public

My Commission Expires: 11·5·24