Karen Johnson Davidson County
Batch # 1217190 DEEDQC
12/17/2024 11:20:29 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241217-0097842

THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

No title search was performed in the preparation of this Quitclaim Deed.

STATE OF Tennessee)
COUNTY OF Davidson)

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

EQUITABLE TRUST COMPANY
BY: _____, VP
Affiant

Subscribed and sworn to before me, this 13th day of December, 2024.

_____
Notary Public

My Commission Expires: 7-3-2028

MARY SUZANNE EAST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2028

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Margaret Doubleday 50 Brookwood Terrace Nashville, TN 37205	New Owner	103 14 0 025.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Equitable Trust Company, Executor of the Estate of Bennett B. Doubleday, Jr. and Trustee of the Testamentary Exempt and Non-Exempt Trusts of Bennett B. Doubleday, Jr.** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Margaret Doubleday,** her heirs and assigns, all of its rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 49 on the Revised Plan of Hillwood Terrace, Section 2, of record in Plat Book 3300, Page 73, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bennett B. Doubleday by Warranty Deed from Mark M. Brown and Mary E. Link, husband and wife recorded on April 29th, 2022 in Instrument No. 20220429-0050160, Register's Office of Davidson County, Tennessee.

Bennett B. Doubleday also known as Bennett B. Doubleday, Jr. having died on December 26th, 2023 in Davidson County, Tennessee. The Last Will and Testament of Bennett B. Doubleday, Jr. admitted to probate in the Circuit Court of Davidson County, Tennessee (Probate Division) in Docket No. 24P32. Letters of Testamentary dated January 23rd, 2024 appointed Equitable Trust Company as the Executor of the Estate of Bennett B. Doubleday, Jr. The Last Will and Testament of Bennett B. Doubleday, Jr. specifically authorizes the Executor to convey real property. Equitable Trust Company also being the trustee of any testamentary trust created under the Last Will and Testament of Bennett B. Doubleday, Jr.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of December 2024.

The Estate of Bennett B. Doubleday, Jr.
By: Equitable Trust Company, Executor

BY: Michael W. Ruehling
Its: Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael W. Ruehling, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Vice President for Equitable Trust Company, Executor of the Estate of Bennett B. Doubleday, Jr., the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 12th day of December 2024.

MARY SUZANNE EASH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

Mary Suzanne Eash
Notary Public

My Commission Expires: 7-3-28

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of December 2024.

The Testamentary Exempt and Non-Exempt Trusts of Bennett B. Doubleday, Jr.
By: Equitable Trust Company, Trustee

BY: Michael W. Ruehling
Its: Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael W. Ruehling with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Vice President for Equitable Trust Company, Trustee of the Testamentary Exempt and Non-Exempt Trusts of Bennett B. Doubleday, Jr., the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 12th day of December 2024.

Mary Suzanne Eash
Notary Public

My Commission Expires: 7-3-28

