Karen Johnson
Batch # 1232419
01/31/2025 08 13 20 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250131-0007276

This instrument prepared by:
Hugh W Entrekin
TUNE, ENTREKIN & WHITE, P.C
4235 Hillsboro Pike STE 300
NASHVILLE TN 37215
TELEPHONE 615/ 930-0230

TIFFANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

STATE OF TENNESS
COUNTY OF DAVID

The actual consideration or value, whichever is greater for this transfer is
$ -0-.

AFFIANT

Subscribed and sworn to before me, this 28 day of January, 2025.

NOTARY PUBLIC

My Commission Expires: 5-9-26

Address New Owners as Follows:	Send Tax Bills To:	Map-Parcel Number/Property ID:
Entrekin Family Trust	Same	11614002000
1432 Tyne Blvd		
Nashville, TN 37215		

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 considerations, the receipt of which is hereby acknowledged, **the Estate of Jane E. Entrekin, Hugh W. Entrekin, executor** ("Grantor") does hereby quitclaim, transfer and convey unto **Entrekin Family Trust, Hugh W. Entrekin, Trustee**, with full power to convey without the necessity or joinder of any beneficiary, ("Grantee") its successors and assigns, property located in Davidson County, Tennessee and more particularly described as follows:

See Ex A attached hereto

This conveyance is subject to any and all matters of record

This is improved property generally known as 304 W Bellevue Drive, Nashville, TN 37205. The purpose of this deed is to convey the subject property pursuant to the Last Will and Testament of Jane E. Entrekin, probated as Case No 18P 2029 in the Seventh Circuit Court Davidson County Tennessee Probate Division.

IN WITNESS WHEREOF, this Quitclaim Deed has been executed this 28 day of January, 2025

Estate of Jane E Entrekin

By _____

Hugh W Entrekin, executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared Hugh W Entrekin, executor of the Estate of Jane E Entrekin with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), the within named bargainor, and who further acknowledged that he executed the foregoing instrument for the purposes therein contained

WITNESS my hand and official seal at office this 28 day of January, 2025.

_____
Notary Public

My Commission Expires: 5-9-26

TIFPHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

EXHIBIT A

Land in the 7th Civil District of Davidson County, Tennessee, being Lot No. 3 on the Map showing subdivision of Lots No. 4, 5 and 25 in Bransford Realty Company's Subdivision of part of a 40-acre tract and all of Lot No 27 and part of Lot No. 28 in Deer Park Subdivision in Belle Meade, as of record in Book 421, page 134, Register's Office for said County, described as follows:

BEGINNING on the easterly margin of Bellevue Drive at the corner of Lots Nos. 3 and 4: thence with the line between said two lots, South 61.5 ° east 360 feet; thence North 33° East 100 feet to the southeast corner of Lot No 2; thence with the line between said Lots Nos 2 and 3, North 61.5° West 100 feet to the southeast corner of Lot No. 1, and continuing in the same direction, with the line between Lots Nos 1 and 3, 249 feet, in all 349 feet to the easterly margin of Bellevue Drive; thence with the easterly margin of said Drive, southwardly 100 feet to the beginning.

But excluding from the above described property, the following described property, previously conveyed by Jane E. Entrekin to Seawell Brandau and wife Ethel H. Brandau by deed of record in Book 4012, Page 337, Register's Office for Davidson County, Tennessee:

Land in Davidson County, City of Belle Meade, Tennessee, and being the easterly 100 feet of Lot No. 3 on the Map showing Subdivision of Lots 4 5 and 25 in the Bransford Realty .Company's Subdivision of a part of a 40-acre tract, all of Lot 27 and part of Lot 28 in Deer Park Subdivision, in Belle Meade of record in Book 421, page 134, Register's Office for Davidson County, Tennessee.

Beginning at an iron pin on a line, south 61 degrees 30' east 249.0 feet from the easterly margin of Bellevue Drive; thence, south 61 degrees 30' east a distance of 100 feet to an iron stake· thence south 33 degrees west a distance of 100 feet to a 4-inch cedar post; thence north 61 degrees 30' west a distance of 100 feet to an iron stake; thence north 33 degrees east a distance of 99.5 feet to the point of beginning.

BEING a portion of the same property conveyed Jane E. Entrekin by Haury & Smith Contractors, Inc., by deed of record in Book 3769, page 91, Register's Office for Davidson County, Tennessee. Jane E. Entrekin having since died on September 4, 2017, leaving a Last Will and Testament duly admitted to probate on December 13, 2018, in the Seventh Circuit Court Davidson County Tennessee Probate Division, Case No. 18P 2029, appointing Hugh W. Entrekin as executor.