Karen Johnson
Batch # 1265717
04/29/2025 12 16 36 PM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250429-0032994

THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III, Esq.
Watkins & McNeilly, PLLC
214 2nd Ave. North, Suite 300
Nashville, TN 37201-1638
(615) 255-2191

ADMINISTRATOR'S QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID NO.:
DAVID T. BUTTREY 307 Walnut Dr. Nashville, TN 37205	SAME	11607008200 116130C03200

This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(1)(C)(iv) as being the implementation of a testamentary devise. No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(1)(E).

Whereas, Anne T. Buttrey owned certain real property in Davidson County, Tennessee;

Whereas, Anne T. Buttrey has died and devised said property to David T. Buttrey in her Last Will and Testament duly probated in the Seventh Circuit County of Davidson County, Tennessee, Docket Number 24P1851.

Whereas the parties wish to document this testamentary devise;

Now, therefore, I, DAVID T. BUTTREY, ADMINSTRATOR, C.T.A. OF THE ESTATE OF ANNE T. BUTTREY, ("GRANTOR"), hereby transfer, convey and quitclaim to DAVID T. BUTTREY, his heirs and assigns, ("GRANTEE"), all of GRANTOR'S right title and interest in certain property located in Davidson County, Tennessee described on Exhibit A attached hereto and incorporated herein by reference ("the Property").

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

WITNESS my hand this 25 day of April, 2025.

DAVID T. BUTTREY, ADMINSTRATOR, C.T.A. OF THE ESTATE OF ANNE T. BUTTREY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me personally appeared DAVID T. BUTTREY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Administrator, C.T.A. of the Estate of Anne T. Buttrey, and that he as such Administrator, C.T.A. executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 25 day of April, 2025.



Joseph Raney
Notary Public
My Commission Expires: 03/09/2027

EXHIBIT A

Parcel 1 Parcel ID#: 11607008200

Land in Davidson County, Tennessee being Lot No. 12 on the Map of Walnut Grove Subdivision, as of record in Book 974, page 2, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 100 feet on the westerly side of Walnut Dr. and runs back between parallel lines 270 feet to Glenside Drive.

Being the same property conveyed to David R. Buttrey, Jr. and wife Anne T. Buttrey by deed of record in book 6554, page 41, Register's Office for Davidson County, Tennessee. David R. Buttrey, Jr. predeceased Anne T. Buttrey and his interest vested in her.

The property address is 307 Walnut Dr., Nashville, TN 37205.

Parcel 2 Parcel ID#: 116130C03200

Apartment No. 32, in Belle Meade Tower, a horizontal property regime located at 105 Leake Avenue in Nashville, Davidson County, Tennessee, as shown on the Plat of Belle Meade Tower, recorded in Book 4175, Page 159, of the Register's Office for Davidson County, Tennessee, and described in the Master Deed recorded in Book 4469, Page 530, as amended in Deed of Correction relating to the Master Deed of record in Book 4494, Page 4899, and as further amended by instruments of record in Book 4631, Page 407; Book 4631, Page 410; and Book 4851, Page 950, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made. Parking Space No. 61, in the garage attached to the building of Belle Meade Tower, is a limited common element for the exclusive use of the owner of said apartment.

Anne T. Buttrey acquired a one-half (1/2) undivided interest in said property by deed of record in instrument number 20181015-0102164, R.O.D.C.

The address of the property is 105 Leake Ave., #32, Nashville, TN 37205.