This Instrument Prepared By:
LEGACY LAW GROUP, PLLC
216 CENTERVIEW DRIVE, SUITE 140
BRENTWOOD, TN 37027

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 1265799 DEEDQC
04/29/2025 03:19:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250429-0033092

Address New Owners:	**Send Tax Bills To:**	**Map-Parcel**
RYAN SEMANCHIK, Trustee Trust For The Benefit Of LUCY A. SEMANCHIK U/W Gary L. Semanchik 1003 Stonewall Drive Nashville, Tennessee 37220	SAME	160-06-0-014.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to Tenn. Code Ann. §67-4-409(a)(1)(C)(iv).

Affiant

Sworn to and subscribed before me this 23 day of April 2025.

Notary Public

My Commission Expires:

ANNA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JAN 22, 2029

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that GARY RYAN SEMANCHIK, who is one and the same as RYAN SEMANCHIK, is the appointed Executor for the Estate of GARY L. SEMANCHIK, evidenced by the attached "**Exhibit A**", Letters Testamentary for the Estate of GARY L. SEMANCHIK, Docket Number 23P1404, which is administered in the Circuit Court for Davidson County, Tennessee.

FOR AND IN CONSIDERATION of the sum of -0- Dollars, GARY RYAN SEMANCHIK, Executor for the Estate of GARY L. SEMANCHIK, has this date bargained and sold, and do hereby transfer, quitclaim, and convey any and all interest in which the Decedent and his Estate owns, to RYAN SEMANCHIK, Trustee of the Trust For The Benefit Of LUCY A. SEMANCHIK U/W GARY L. SEMANCHIK, any and all interest in a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 222 on the Plan of Section One, Oak Hill Estates of record in Plat Book 3700, Page (s) 118, 119 and 120, 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 GARY SEMANCHIK, a married man, by Warranty Deed from IVANA THOMPSON and STEVEN D. THOMPSON, Co-Trustees of the WALKER GILCHRIST REVOCABLE TRUST, dated January 25, 2018, of record in Instrument No. 20221220-0131405, dated December 19, 2022, and recorded December 20, 2022, Register's Office for Davidson County, Tennessee.

GARY L. SEMANCHIK passed away on April 5, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 817 Forest Hills Drive, Nashville, TN 37220.

[SIGNATURES ON THE FOLLOWING PAGES]

WITNESS OUR HANDS this 23 day of April, 2025.

ESTATE OF GARY L. SEMANCHIK

By: _____
GARY RYAN SEMANCHIK, Executor

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GARY RYAN SEMANCHIK, with whom I am personally acquainted, who supplied Letters Testamentary evidencing he is the appointed Executors for the Estate of GARY L. SEMANCHIK by the Circuit Court for Davidson County, Tennessee, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 23 day of April 2025.

_____
Notary Public
My Commission Expires: _____

ANNA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JAN 22, 2029

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **GARY RYAN SEMANCHIK** DOCKET NO: **23P1404**

*It appearing to the Court that **GARY L. SEMANCHIK** has died leaving a written Will in which you are appointed **Executor** and which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you;*

*THESE ARE, THEREFORE, to empower you, the said **GARY RYAN SEMANCHIK**, to enter upon the execution of said Will, and take into your possession all of the property, and to make, within **sixty (60) days** from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.*

*WITNESS, Joseph P. Day, Clerk of the Probate Court, at office, this **August 11th, 2023**.*

JOSEPH P. DAY, Clerk

_____ D.C.

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, JOSEPH P. DAY, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of the Letters Testamentary issued to **GARY RYAN SEMANCHIK** as **Executor** of the estate of **GARY L. SEMANCHIK**, deceased, and I do further certify that **GARY RYAN SEMANCHIK** is still acting **Executor** of the estate of **GARY L. SEMANCHIK** and all acts as such are entitled to full faith and credit as it appears from the official record in my office in Nashville, Tennessee, this the _____ day of _____, 20___.

JOSEPH P. DAY, Clerk

_____ D.C.

Tennessee Certification of Electronic Document

I, JAMES M. ADCOX III, 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 April 23, 2025 (date of document).

Signature

4/23/25
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 23 day of April 2025.

Notary Public
My Commission expires: 1/22/29

ANNA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JAN 22, 2029