BILL GARRETT, Davidson County
Trans:T20090074041 DEEDQC
Recvd: 10/30/09 14:36 4 pgs
Fees:22.00 Taxes:0.00
20091030-0100494

This instrument prepared by:
MARTHA M. GENTRY (#11496)
Attorney at Law
Suite 2702, The Office Tower
611 Commerce Street
Nashville TN 37203
Tel: (615) 256-2376
Fax: (615) 256-2361

NOTE TO REGISTER: Upon recording, please return the recorded instrument to: MARTHA M. GENTRY, Attorney at Law, Suite 2702, The Office Tower, 611 Commerce Street, Nashville TN 37203.

Address New Owner(s) as follows: **DAVID C. TUGGLE, 5145 Regent Drive, Nashville TN 37220**

Name and Address of the person or entity responsible for payment of real property taxes: **SAME**

Map and Parcel No. Map/Parcel Nos. **146 15 0 012.00**.

QUITCLAIM DEED TO ESTABLISH MUNIMENT OF TITLE

WHEREAS ANETHA EDGIN TUGGLE died 18 May 2009, a citizen and resident of Davidson County, Tennessee, and, at the time of her death, was seized and possessed of certain real property located at and known as **5145 Regent Drive, Nashville, Davidson County, Tennessee 37220**; and

WHEREAS at the time of her death, **ANETHA EDGIN TUGGLE** left a certain paperwriting dated 04 September 1996, purporting to be her Last Will and Testament; and

WHEREAS said paperwriting was adjudged to be the true, whole and Last Will and Testament of the said **ANETHA EDGIN TUGGLE**, deceased, and was admitted to probate on **07 August 2009**, and filed in Case No. **09P-1220**, **Seventh** Circuit Court for Davidson County, Tennessee; and

WHEREAS in said Last Will and Testament, **ANETHA EDGIN TUGGLE** devised said real property to **DAVID C. TUGGLE**; and

WHEREAS this Quitclaim Deed has been prepared as a muniment of title memorializing the transfer of title under the Last Will and Testament of **ANETHA EDGIN TUGGLE**, deceased, admitted to probate on **07 August 2009**, and filed in Case No. **09P-1220**, **Seventh** Circuit Court for Davidson County, Tennessee.

NOW, THEREFORE, for and in consideration of the Last Will and Testament of **ANETHA EDGIN TUGGLE**, deceased, admitted to probate on **07 August 2009**, and filed in Case No. **09P-1220**, **Seventh** Circuit Court for Davidson County, Tennessee, and other good and valuable considerations, the receipt and adequacy of all of which are hereby acknowledged, I, **DAVID C. TUGGLE**, do hereby remise, release, quitclaim and convey unto

MARTHA M. GENTRY, TRUSTEE, and no further, all of my right, title and interest in and to that certain real property located at and known as **514 Regent Drive, Nashville, Davidson County, Tennessee 37220**, and being more particularly described on **EXHIBIT A** attached hereto and made a part hereof, subject to the same limitations, restrictions and encumbrances as may well affect the Real Property.

And now, I, **MARTHA M. GENTRY, TRUSTEE**, for the express purpose of carrying out the intent of this conveyance as set forth above, do hereby remise, release, quitclaim and convey unto **DAVID C. TUGGLE**, his heirs and assigns, all of my right, title and interest in and to that said real property being more particularly described on **EXHIBIT A** attached hereto and made a part hereof; and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the Real Property as above set forth.

This is improved property, known as **5145 Regent Drive, Nashville, Davidson County, Tennessee 37220.**

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

IN WITNESS WHEREOF, the Parties have duly executed this Quitclaim Deed to Establish Muniment of Title on the 29th day of October 2009.

David C. Tuggle
DAVID C. TUGGLE

Martha M. Gentry
MARTHA M. GENTRY, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **DAVID C. TUGGLE**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of October 2009.

Frank James
Notary Public

My commission expires 1-3-2011

FRANK JAMES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **MARTHA M. GENTRY, TRUSTEE**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of October 2009.

Fran James Notary Public

My commission expires 1-3-2011

FRAN JAMES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer, is $ ~~253,000.00~~ 0 mg

David C. Tuggle Affiant

Subscribed and sworn to before me this 29th day of October 2009.

Fran James Notary Public

My commission expires 1-3-2011

TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

EXHIBIT A

5145 Regent Drive,
Nashville, Davidson County, Tennessee 37220
Map/Parcel Nos. 146 15 0 012.00

Land in Davidson County, Tennessee, being Lot No. **256** on the Plan of Haileywood Estates, Section Eight "D", of record in Book 3500, page 7, Register's Office for **Davidson** County, Tennessee.

Said Lot No. **256** fronts 111.5 feet on the westerly side of Regent Drive and extends back between parallel lines 193.5 feet, to the east right-of-way line of the L & N Railroad.

Being the same property conveyed to **Anetha Tuggle** by Deed from William B. Jones, a single person, and shown of record in Book **7713**, page **907**, Register's Office for **Davidson** County, Tennessee.

ANETHA EDGIN TUGGLE died **18 May 2009**, leaving a Last Will and Testament which was admitted to probate on **07 August 2009**, and is shown of record as **09P-1220**, **Seventh** Circuit Court, **Davidson** County, Tennessee.

ANETHA TUGGLE is one and the same person as **ANETHA EDGIN TUGGLE**.

This Deed is evidence of distribution of the above-described real property to **DAVID C. TUGGLE**, beneficiary by and under the Last Will and Testament of **ANETHA EDGIN TUGGLE**, deceased, and is exempt from any recordation tax pursuant to ***Tennessee Code Annotated, Section 67-4-409 (a) (3) (D)***.