THIS INSTRUMENT WAS PREPARED BY:
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The actual consideration of this transfer is none. T.C.A. § 67-4-409(a)(3)(d) exempts this instrument from tax and T.C.A. § 67-4-409(a)(5) provides the valuation oath is unnecessary since this deed is used to evidence distribution of the property to a beneficiary.

EXECUTOR'S QUITCLAIM DEED

Address of New Owner(s)	Send Tax Bills To:	Map and Parcel Numbers
Suzanne Kornguth	Same	Map 90-16
441 Thunderbird Court		Parcel 281
Nashville, TN 37209		

James Andrew Kirtland died on February 28, 2009 leaving a Last Will and Testament dated April 6, 2006. The Will was admitted to probate on April 15, 2009 in the Probate Court for Davidson County, Tennessee, Docket No. 09P-504. The Will named Suzanne Kornguth as Executor. The Executor is duly qualified. All debts of the decedent have been paid. The Tennessee Inheritance Tax clearance has been received. The Executor by signing this deed releases any right the Executor has to recover this property in the event of subsequent insolvency of this Estate. In accordance with the provisions of the Will of James Andrew Kirtland, Suzanne Kornguth, Executor, quitclaims to Suzanne Kornguth all right, title and interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 543 on the Plan of Charlotte Park, Section 8, of record in Book 2900, pages 45 and 46, Register's Office for Davidson County, Tennessee, more particularly described as follows:
>
> Beginning at a point in the southerly margin of Thunderbird Court, common corner of Lots 542 and 543; thence with the line between said two lots, southerly 135.7 feet to an iron pin; thence southwesterly 83.0 feet to a concrete monument; thence northwesterly 117.6 feet to a concrete monument; thence with the line between Lots 543 and 545, northerly 80.0 feet to concrete monument; thence with the line between Lots 543 and 544, northeasterly 107.0 feet to a point in the southerly side of Thunderbird Court; thence with the margin of said Court southeasterly 40.6 feet to the point of beginning.

BILL GARRETT, Davidson County
Trans:T20100034256 DEEDQC
Recvd: 06/07/10 09:29 2 pgs
Fees:12.00 Taxes:0.00
20100607-0043824

Being the same property conveyed to James A. Kirtland by deed from Dorothy J. Willhite, a widow, of record in Book 10356, page 57, Register's Office for Davidson County, Tennessee.

This is improved property known as 441 Thunderbird Court, Nashville, Tennessee 37209.

This transfer is by quitclaim and we make no warranties about the title.

WITNESS our hand in Nashville, Tennessee on this the 1 day of June, 2010.

Estate of James Andrew Kirtland

Suzanne Kornguth

Suzanne Kornguth, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Eve Saal, **a Notary Public in and for said County and State, the within named, Suzanne Kornguth, Executor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.**

WITNESS my hand and official seal at Nashville, Tennessee, this 1 day of June, 2010.

Eve Saal

Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5-8-12