THIS INSTRUMENT WAS PREPARED BY:
John L. Whitfield, Jr., Esq.
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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	Suzanne Kornguth	91-16
4205 Dakota Avenue	441 Thunderbird Court	275
Nashville, TN 37209	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:

Being the westerly 1 foot of Lot No. 104 and all of Lot No. 106 of Block No. 5 on the Map of Charlotte Park Company's First Addition to West Nashville as of record in Book 57, page 103, Register's Office for said County.

Being part of Lot No. 104 and Lot No. 106 front together 51 feet on the southerly side of Dakota, formerly 4th Avenue, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to James H. Kirtland (James A. Kirtland) by Aimee Borum by deed of record in Book 6111, page 744, Register's Office for Davidson County, Tennessee.

This is improved property known as 4205 Dakota Avenue, Nashville, Tennessee 37209.

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

BILL GARRETT, Davidson County
Trans:T20100034256 DEEDQC
Recvd: 06/07/10 09:31 2 pgs
Fees:12.00 Taxes:0.00
20100607-0043829

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

EVE SAAL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 8/12