Quitclaim Deed of Executrix

GRANTOR: SHERRY L. SPAIN, EXECUTRIX, ESTATE OF KENNETH C. SPAIN

SEND TAX NOTICES TO:

MAP: 131
PARCEL NO.: 100057.00

GRANTEE: SHERRY L. SPAIN
2006 HACKBERRY LANE
NASHVILLE, TN 37215

SAME

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
Under TCA § 67-4-409(a)(3)(D) this instrument is exempt from the transfer tax as a distribution of realty to the beneficiary of a will.

SHERRY L. SPAIN, *Executrix, Estate of Kenneth C. Spain*

SWORN TO and SUBSCRIBED BEFORE ME this 17TH day of June, 2010.

DONNA PERKINS, *Notary Public*

My Commission Expires: 09/03/12
(S E A L)

DONNA PERKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 3, 2012

This instrument prepared by: George H. Cate, Jr., Esq., 95 White Bridge Road, Suite 503, Nashville, TN 37205 (615) 352-8677

The following is a quitclaim deed from Sherry L. Spain as Executrix of the Estate of Kenneth C. Spain, to Sherry L. Spain, as sole beneficiary of the Estate.

RECITALS:

1. By Warranty Deed dated June 24, 1964 of record in Book 3769, Page 603, Office of the Register for Davidson County, Tennessee, realty generally described as 4613 Villa Green Drive, Nashville, Davidson County, Tennessee, was conveyed to Kenneth C. Spain and wife, Virginia A. Spain. The legal description of the said property appears below in the Conveyance portion of this Quitclaim Deed.

2. Virginia A. Spain died in Davidson County, Tennessee, on the 24th day of March, 2001, survived by her husband, Kenneth C. Spain, who became the sole owner of the realty as the surviving tenant by the entireties.

3. Kenneth C. Spain died on February 1, 2010, a resident of Nashville, Davidson County, Tennessee.

4. On April 19, 2010, the Will of Kenneth C. Spain, dated December 22, 1998, was admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Docket Number 10P-631, and Sherry L. Spain was confirmed as the personal representative of the Estate.

5. Under the Will of Kenneth C. Spain, Sherry L. Spain is the sole beneficiary of his Estate.

6. The purpose for this Quitclaim Deed is to carry out the provisions of the Will by transferring title to the realty described below to the sole beneficiary, Sherry L. Spain.

CONVEYANCE

Sherry L. Spain, as Executrix of the Estate of Kenneth C. Spain, hereby quitclaims, transfers and conveys all right, title, and interest of the Decedent, Kenneth C. Spain, to Sherry L. Spain, individually, in the following-described real estate in Davidson County, Tennessee:

> Being in the 7th Civil District of said County, being Lot No. 98 on the Plan of Section II, First Addition, Seven Hills, as of record in Book 2663, page 51, Register's Office for said County.
>
> Said Lot No. 98 fronts 153 feet on the west side of Villa Green Drive, and runs back between parallel lines 285 feet to a dead line.

BILL GARRETT, Davidson County
Trans:T20100037215 DEEDQC
Recvd: 06/18/10 13:31 2 pgs
Fees:12.00 Taxes:0.00
20100618-0047670

Being the same property conveyed to Kenneth C. Spain and wife, Virginia A. Spain, by Warranty Deed from Arthur F. Niemoeller and wife, Janne Z. Niemoeller, as of record in Book 3769, Page 603, said Register's Office.

Virginia A. Spain died on the 24th day of March, 2001, survived by Kenneth C. Spain, who died on the 1st day of February, 2010.

Also being the same property devised to Sherry L. Spain by the Will of Kenneth C. Spain, dated December 22nd, 1998, which was probated by the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) on April 19, 2010, in Case No. 10P-631.

This is improved property commonly known as 4613 Villa Green Drive, Nashville, Tennessee 37215.

IN WITNESS WHEREOF, I have hereunto set my hand on this the **17th** day of **June, 2010**.

SHERRY L. SPAIN, *Executrix of the Estate of Kenneth C. Spain, Deceased*

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Donna Perkins, a Notary Public in and for said County and State, the within named, **SHERRY L. SPAIN**, Executrix of the Estate of Kenneth C. Spain, the Grantor, 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 **17th** day of **June, 2010**.

DONNA PERKINS, *Notary Public*

My Commission Expires: 09/03/12

(S E A L)

DONNA PERKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 3, 2012