Quitclaim Deed of Executrix

GRANTOR: SANDRA G. HARRIS, EXECUTRIX, ESTATE OF EVA R. HARRIS, DECEASED

SEND TAX NOTICES TO:

MAP: _____
PARCEL NO.: _____
06911006 3100

GRANTEES: SANDRA G. HARRIS
6352 BANBURY STATION
BRENTWOOD, TN 37027

- and -

MELVIN MAURICE HARRIS
1503-14th AVENUE, NORTH
APARTMENT A
NASHVILLE, TN 37208

SAME

BILL GARRETT, Davidson County
Trans:T20100039689 DEEDQC
Recvd: 06/29/10 15:26 2 pgs
Fees:12.00 Taxes:0.00
20100629-0050856

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

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.

SANDRA G. HARRIS, *Executrix, Estate of Eva R. Harris*

SWORN TO and SUBSCRIBED BEFORE ME this 25TH day of May, 2010.

DONNA PERKINS, *Notary Public*

My Commission Expires: 09/03/12
(SEAL)

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 Sandra G. Harris as Executrix of the Estate of Eva R. Harris, to Sandra G. Harris and Melvin Maurice Harris, as sole beneficiaries of the Estate.

RECITALS:

1. By Warranty Deed dated December 9, 1954, of record in Book 2338, Page 491, Office of the Register for Davidson County, Tennessee, realty generally described as 1701 Windover, Nashville, Davidson County, Tennessee, was conveyed to Norman Harris and wife, Eva R. Harris. The legal description of the said property appears below in the Conveyance portion of this Quitclaim Deed.

2. Norman Harris died in Davidson County, Tennessee, on the 23rd day of September, 1982, survived by his wife, Eva R. Harris, who became the sole owner of the realty as the surviving tenant by the entireties.

3. Eva R. Harris died on June 1, 2008, a resident of Nashville, Davidson County, Tennessee.

4. On April 28, 2009, the Will of Eva R. Harris, dated October 19, 2000, was admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Docket Number 09P-637, and Sandra G. Harris was confirmed as the personal representative of the Estate.

5. Under the Will of Eva R. Harris, Sandra G. Harris and her brother, Melvin Maurice Harris, are the sole beneficiaries of her 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 beneficiaries, Sandra G. Harris and Melvin Maurice Harris.

CONVEYANCE

Sandra G. Harris, as Executrix of the Estate of Eva R. Harris, hereby quitclaims, transfers and conveys all right, title, and interest of the Decedent, Eva R. Harris, to Sandra G. Harris, individually, and Melvin Maurice Harris, individually, in the following-described real estate in Davidson County, Tennessee:

Being Lot No. 5 on the Plan of Gardner's Gold Coast Subdivision, as of record in Book 2133, Page 79, Register's Office for said County, and more particularly described as follows:

Beginning at a point in the northerly margin of Windover Drive, the common corner of Lots 5 and 6 on said Plan; thence with the line between said two lots, northwestwardly 197.8 feet to a point; thence northeastwardly 230.4 feet to a point in the westerly margin of Hydes Ferry Pike; thence with the westerly margin of the same, southeastwardly 50.9 feet to a point; thence southwardly around a curve with a radius of 52.53 feet, 77.01 feet to a point; thence southeastwardly 62.2 feet to a point; thence southwardly around a curve with a radius of 50 feet, 78.54 feet to a point in the northerly margin of said Windover Drive; thence with the northerly margin of the same, southwestwardly 138 feet to the point of beginning.

Being the same property conveyed to Norman Harris and wife, Eva R. Harris, by Warranty Deed from H.H. Chitwood, Trustee, as of record in Book 2338, Page 498, said Register's Office.

The said Norman Harris has since died, survived by his wife, Eva R. Harris, who has subsequently died, leaving a Will dated October 19, 2000, probated in the Seventh Circuit Court for Davidson County, Tennessee on April 28, 2009, in Case No. 09P-637, under which the property was devised to Sandra G. Harris and Melvin Maurice Harris.

This conveyance is made subject to restrictive covenants of record in Book 2245, Page 363, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1701 Windover, Nashville, Tennessee.

IN WITNESS WHEREOF, I have hereunto set my hand on this the **25th** day of **May, 2010**.

SANDRA G. HARRIS, *Executrix of the Estate of Eva R. Harris, 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, **SANDRA G. HARRIS**, Executrix of the Estate of Eva R. Harris, 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 **25th** day of **May, 2010**.

DONNA PERKINS, *Notary Public*

My Commission Expires: 09/03/12

(S E A L)

DONNA PERKINS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires SEPT. 3, 2012