BILL GARRETT, Davidson County
Trans:T20100054212 DEEDQC
Recvd: 08/31/10 10:26 2 pgs
Fees:12.00 Taxes:0.00
20100831-0068985

THIS INSTRUMENT PREPARED BY:
ROBERT A. DOLL, III
NASHVILLE, TENNESSEE

QUITCLAIM DEED

WILLIAM JAMES SADLER died on January 11, 2010, leaving a Will dated May 29, 2007. The Will was admitted to probate on March 4, 2010 in the Probate Court of Davidson County, Tennessee, Docket Number 10P-291. The Will named decedent's sons Jerry Elmus Sadler, William James Sadler, Jr. and Jeffrey David Sadler as co-executors of the Estate. Jerry Elmus Sadler predeceased the decedent and William James Sadler, Jr. filed an affidavit with the Probate Court of Davidson County, Tennessee requesting that Jeffrey David Sadler serve as sole executor of the Estate. The Tennessee Inheritance Tax clearance has been received which is attached hereto. The executor by signing this Deed releases any right the executor has to recover this property in the event of the subsequent insolvency of this estate. In accordance with the provisions of the Will of WILLIAM JAMES SADLER and the Disclaimer of Interest in the real property of the named beneficiaries, Jeffrey David Sadler, Executor quitclaims to Jeffrey David Sadler, all right, title and interest in the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 90 on the Plan of Town Park Estates, of record in Book 3300, pages 64 and 65, said Register's Office.

SAID Lot No. 90 front 65.0 feet on the easterly side of Ladybird Drive, and runs back 187.19 feet on the northerly line and 188.7 feet on the southerly line, to a line in the rear which measures 65.01 feet thereon.

BEING the same property conveyed to William J. Sadler and wife, Pauline B. Sadler by Quitclaim Deed from George D. Minton and wife, Donna G. Minton in Book 8290, page 10, Register's Office for Davidson County, Tennessee and the same property conveyed to George D. Minton by Quitclaim Deed from Mary Jane Minton of record in Book 7963, Page 916, Register's Office for Davidson County, Tennessee, and the same property conveyed to George D. Minton and wife, Mary Jane Minton by deed from James T. Braselton and wife, Patricia A. Braselton of record in Book 5532, page 451, Register's Office for Davidson County, Tennessee.

This is improved property known as 336 Ladybird Drive, Nashville, Tennessee 37217.

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

M/P 135 050 075.00

IN WITNESS WHEREOF, I have executed this Instrument this the 30TH day of AUGUST, 2010.

ESATE OF WILLIAM J. SADLER

BY: _____
JEFFREY DAVID SADLER, EXECUTOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0
Douglas D. Brewington
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF Aug 20 10
Deputy Register

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared JEFFREY DAVID SADLER, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

MELISSA A. GRIMES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COMM. EXPIRES MAY 29, 2014

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

New Owner: Jeffery D. Sadler
& send property taxes: 336 Ladybird Dr
Nash, TN 37217

N0019001

72762641006Z6

TENNESSEE DEPARTMENT OF REVENUE

Inheritance Tax Closing Letter (This is not a bill for tax due)

June 29, 2010

ESTATE OF WILLIAM J SADLER
ATTN: ROBERT A DOLL III
1709 19TH AVE S
NASHVILLE TN 37212-3701

Account Type:	INHERIT TX
Account No.:	441454599
Date of Death:	January 11, 2010
County:	DAVIDSON
SSN:	XXX-XX-9173

A sworn return for inheritance tax has been filed with this department by the representative of the above estate.

As provided in Section 67-8-420, Tennessee Code Annotated, this receipt or certificate authorizes the court of the county in which such estate was administered to permit a final settlement or accounting by the estate representative.

The liability, as denoted in this closure letter, has been paid to the State of Tennessee. This is not a bill:

Inheritance Tax:	$0.00
Estate Tax:	$0.00
Interest:	$0.00
Penalty:	$0.00
Total:	$0.00

DETACH BELOW AND RETAIN FOR YOUR RECORDS

TENNESSEE DEPARTMENT OF REVENUE

ESTATE OF WILLIAM J SADLER
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1709 19TH AVE S
NASHVILLE, TN 37212-3701

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RV-N0019001