BILL GARRETT, Davidson County
Trans:T20110018278 DEEDQC
Recvd: 03/29/11 11:40 3 pgs
Fees:18.00 Taxes:70.52
20110329-0024114

THIS INSTRUMENT PREPARED BY:
RONALD B. BUCHANAN, Attorney at Law
165 Indian Lake Blvd., Suite 101
Hendersonville, Tenn. 37075

THE PREPARER MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OF THE DESCRIPTION OR THE STATUS OF THE TITLE OF THE PROPERTY. THIS DOCUMENT HAS BEEN PREPARED BASED ONLY UPON INFORMATION FURNISHED TO THE PREPARER.

Map/Parcel
051-06-B-008.00

QUITCLAIM DEED

FROM:
Estate of Thomas E. Stewart
165 Indian Lake Boulevard
Suite 101
Hendersonville, Tennessee 37075

SEND TAX BILLS TO:
Medical Dental Plaza Owners Association, Inc.
607 Due West Avenue, Suite 116
Madison, Tennessee 37115

NAME & ADDRESS OF NEW OWNER:
Medical Dental Plaza Owners Association, Inc.
607 Due West Avenue, Suite 116
Madison, Tennessee 37115

FOR AND IN CONSIDERATION of the payment of Ten Dollars ($10.00) cash, and other good and valuable consideration, the receipt of which is hereby acknowledged the Estate of Thomas E. Stewart, ("Grantor") has this day bargained and sold, and does hereby transfer and convey unto **Medical Dental Plaza Owners Association, Inc.**, ("Grantee") its heirs and assigns, all its estate, right, title, to my interest and claim in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Being Unit No. 8 and Garage Units 1 through 5 as shown on Final Condominium Plat for Medical Dental Plaza attached as Exhibit "A" to Master Deed for Medical Dental Plaza, a Horizontal Property Regime, of record as Instrument No. 20051229-0156181 as amended by instrument No. 20060905-0109525 in the Register's Office of Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Thomas E. Stewart, Trustee, by Special Warranty Deed from of record under Instrument No. 20051229-0156191, as corrected by Instrument No. 20060905-0109527, Register's Office of Davidson County, Tennessee. The said Thomas E. Stewart having since died, no trust instrument has been found pertaining to the subject property and the same has been administered as part of Mr. Stewart's estate. His Last Will and Testament was admitted to probate in the Davidson County Probate Court, Case No.: 09P858, by Order dated September 29, 2009. Further, an Order approving the private sale of this property to Grantee was entered on March 4, 2011, by the Honorable Randy Kennedy, Judge of the Probate Court for Davidson County, Tennessee.

This is improved property known as 500 Lentz Drive, Madison, Tennessee 37115.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 23rd day of March, 2010.

Estate of Thomas E. Stewart

By: _____
NANCY SUTTON, Co-Executrix

Estate of Thomas E. Stewart

By: _____
KRISTIE TAYLOR, Co-Executrix

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared **NANCY SUTTON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon her oath, acknowledged herself to be the Executrix of the Estate of Thomas E. Stewart, the within named bargainor, and that **NANCY SUTTON** as such Executrix being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate by herself as such Executrix.

Witness my Hand and Notarial Seal at office in Hendersonville, Tennessee, on this the 22nd day of March, 2011.

_____
NOTARY PUBLIC

BETH M. WOODARD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Comm. Expires: 08/22/11

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared **KRISTIE TAYLOR**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon her oath, acknowledged herself to be the Executrix of the Estate of Thomas E. Stewart, the within named bargainor, and that **KRISTIE TAYLOR** as such Executrix being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate by herself as such Executrix.

Witness my Hand and Notarial Seal at office in Hendersonville, Tennessee, on this the 23rd day of March, 2011.

Beth M. Woodard
NOTARY PUBLIC

BETH M. WOODARD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Comm. Expires: 08/22/11

STATE OF TENNESSEE
COUNTY OF Sumner

The consideration for this transfer is $19,059.69.

Kristie Taylor
AFFIANT

Sworn to and subscribed before me this 23rd day of March 2011.

Beth M. Woodard
NOTARY PUBLIC

BETH M. WOODARD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Comm. Expires: 08/22/11

C:\worddocs\Probate\Stewart.Tom\500 Lentz Avenue\Stewart.500 Lentz Quit Claim Deed.doc
F:\DAB\HOA\Medical Dental\Stewart 500 Lentz Quit Claim Deed 032211 RL.doc