THIS INSTRUMENT WAS PREPARED BY:
LARRY D. CANTRELL
2016 – 8TH AVENUE SOUTH
NASHVILLE, TN 37204-2202

THIS INSTRUMENT IS EXEMPT REAL ESTATE TRANSFER TAX PURSUANT TO T.C.A. §67-4-409(a)(3)(D)

Address New Owner as Follows:
John N. Richardson
2405 Bellevue Manor Drive
Nashville, TN 37221

Send Tax Bills TO:
SAME

Map-Parcel Numbers:
127-16
Parcel 8

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **John N. Richardson** the duly-appointed Executor a certified copy of his Letters Testamentary being attached hereto as **Exhibit A**, of the Estate of **Jacqueline D. (Evans) Richardson** deceased (the decedent), which estate was administered in the Probate Court for Davidson County, Tennessee, **(Docket No. 11P – 1337, entered September 27, 2011)** for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and in connection with the distribution of the estate of the decedent pursuant to the decedent's will, which was duly admitted to probate in Davidson County, Tennessee, hereby releases, remises forever and quitclaims unto **John N. Richardson,** all of the right, title and interest of the decedent and the decedent's estate in and to a certain tract/parcel of land in Davidson County, Tennessee described more particularly as follows:

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Bellevue Manor, as of record in Book 3600, Pages 32 and 33, Register's Office for Davidson County, Tennessee.

Said Lot No. 64 fronts 176.64 feet on the southerly side of Bellevue Manor Drive and extends back 268.81 feet on the easterly line and 265.48 feet on the westerly line to a dead line in the rear measuring 152.29 feet thereon.

Being the same property conveyed to William Roger Evans and wife, Jacqueline Evans by deed from Clarence Siegrist and Wife, Bertha M. Siegrist of record in **Book 4029, Page 539**, Register's Office for Davidson County, Tennessee and,

Subsequently conveyed to **Jacqueline D. (Evans) Richardson** by Deed from **William Roger Evans** dated August 27, 1982, and recorded in **Deed Book 5933, Page 283**, Register's Office for Davidson County, Tennessee.

At the time of her death, **Jacqueline D. (Evans) Richardson** was the sole owner of the herein listed property by virtue of the afore referenced deed from **William Roger Evans.**

BILL GARRETT, Davidson County
Trans:T20120024483 DEEDQC
Recvd: 04/04/12 11:16 3 pgs
Fees:17.00 Taxes:0.00
20120404-0028655

This is improved property known as 2405 Bellevue Manor Drive, Nashville, Tennessee 37221.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 28TH day of MARCH, 2012.

John N. Richardson, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, JANICE BOONE, a Notary Public in and for said County and State, the within named **John N. Richardson**, the Executor of the Estate of **Jacqueline D. (Evans) Richardson** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28TH day of MARCH, 2012.

NOTARY PUBLIC

JANICE BOONE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

MY COMMISSION EXPIRES: 9-21-2015

JANICE BOONE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

EXHIBIT A

SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

LETTERS TESTAMENTARY

11P1337

To JOHN N. RICHARDSON :

It appearing to the Court that JACQUELINE D. RICHARDSON has died leaving a written will, in which you are appointed Executor, which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you.

These are, therefore, to empower you, the said JOHN N. RICHARDSON to enter upon the execution of said will, and take into your possession all of the property, and to make, within sixty days from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.

Witness, Richard R. Rooker, Clerk of the Probate Court, at office, this September 27, 2011 .

Richard R. Rooker, Clerk

RICHARD R. ROOKER CIRCUIT COURT CLERK

D.C.

STATE OF TENNESSEE
DAVIDSON COUNTY

I, Richard R. Rooker, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of LETTERS TESTAMENTARY, issued to JOHN N. RICHARDSON, Executor of the estate of JACQUELINE D. RICHARDSON deceased, and I do further certify that JOHN N. RICHARDSON is still acting Executor of the estate of JACQUELINE D. RICHARDSON, and acts as such are entitled to full faith and credit, as appears from the records in my office at Nashville, Tennessee.

Witness my hand and official seal, at this office, this the 27th day of Sept., 2011.

Richard R. Rooker, Clerk

RICHARD R. ROOKER CIRCUIT COURT CLERK

D.C.