Quitclaim Deed of Executrix

GRANTOR: JOANNA HENDERSON BLACKWELL, *EXECUTRIX, ESTATE OF MONICA LEN BLACKWELL, DECEASED*

GRANTEE: JOANNA HENDERSON BLACKWELL, INDIVIDUALLY
112 CARRIAGE WAY
HENDERSONVILLE, TN 37075

SEND TAX NOTICES TO:

SAME

MAP/PARCEL NO.: 08301034300

BILL GARRETT, Davidson County
Trans: T20130007512 DEEDQC
Recvd: 01/28/13 14:32 2 pgs
Fees: 12.00 Taxes: 0.00

20130128-0008891

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.

Joanna Henderson Blackwell

JOANNA HENDERSON BLACKWELL, *Executrix*
Estate of Monica Len Blackwell, Deceased

SWORN TO and SUBSCRIBED BEFORE ME this 24th day of January, 2013.

George H. Cate, Jr.

My Commission Expires: 03/04/13
(SEAL)

GEORGE H. CATE, JR., Notary Public

GEORGE H. CATE, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

This instrument prepared by: George H. Cate, Jr., Esq., 98 White Bridge Road, Suite 503, Nashville, TN 37205 (615) 352-8677

The following is a Quitclaim Deed from Joanna Henderson Blackwell, as Executrix of the Estate of Monica Len Blackwell, to Joanna Henderson Blackwell, Individually, as beneficiary of the Estate.

RECITALS:

1. By Quitclaim Deed dated March 31, 2002, of record as Instrument No. 20020419-0049109, Office of the Register for Davidson County, Tennessee, realty generally described as 1105 North 14th Street, Nashville, Davidson County, Tennessee, was conveyed to Monica Len Blackwell from Joanna H. Blackwell and Carolyn H. Davis. The legal description of the said property appears below in the Conveyance portion of this Quitclaim Deed.

2. Monica Len Blackwell died on April 30, 2011, a resident of Nashville, Davidson County, Tennessee.

3. On September 12, 2012, the Will of Monica Len Blackwell, dated January 29, 2010, was admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Docket Number 12P-1317, and Joanna Henderson Blackwell was confirmed as the Executrix of the Estate.

4. *Item II, DISPOSITION* under the Will of Monica Len Blackwell, provides, *I give, devise, and bequeath my entire estate, real and personal, tangible and intangible, wheresoever located, to my mother, Joanna Henderson Blackwell.*

5. The purpose for this Quitclaim Deed is to carry out the provision of the Will by transferring title to the realty described below to the intended beneficiary, Joanna Henderson Blackwell.

CONVEYANCE

Joanna Henderson Blackwell, as Executrix of the Estate of Monica Len Blackwell, hereby quitclaims, transfers and conveys all right, title, and interest of the Decedent, Monica Len Blackwell, to Joanna Henderson Blackwell, Individually, in the following-described real estate in Davidson County, Tennessee:

Being Lot No. 8 on the Plan of Martha Martin Lands, as of record in Plat Book 161, page 101, Register's Office for Davidson County, Tennessee, and formerly of record in Book 8, pages 441 and 442 said Register's Office, described according to a survey made by Ralph W.C. Lambert, Surveyor, May 3, 1952, as follows:

Beginning at the southeast corner of Roberts Avenue and North 14th Street; thence with the easterly margin of North 14th Street, southwardly 96 feet to a point 81.55 feet North of the northerly margin of Sharpe Avenue; thence eastwardly 106.5 feet to the westerly line of the property conveyed to Christopher D. Denton and wife, by deed from Norma Beasley Reed Wilburn, of record in Book 2301, page 83, said Register's Office, at a point 81.5 feet North of the northerly margin of Sharpe Avenue; thence with said line northwardly 95 feet to the southerly margin of Roberts Avenue; thence with said avenue westwardly 97.5 feet to the beginning.

Being the same property conveyed to Monica Len Blackwell by Quitclaim Deed from Joanna H. Blackwell and Carolyn H. Davis, of record as Instrument Number 20020419-0049109, Register's Office for Davidson County, Tennessee. The said Monica Len Blackwell having since died, and Joanna H. Blackwell being the devisee and Executrix under her Will of record in the Probate Court for Davidson County, Tennessee, Docket No. 12P-1317.

This is the same property commonly known as 1105 North 14th Street, Nashville, Davidson County, Tennessee 37206.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 24th day of January, **2013**.

Joanna Henderson Blackwell

JOANNA HENDERSON BLACKWELL
Executrix of the Estate of Monica Len Blackwell, Deceased

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **GEORGE H. CATE, JR.**, a notary public in and for said county and state, the within named, **JOANNA HENDERSON BLACKWELL**, Executrix of the Estate of Monica Len Blackwell, 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 24th day of January, **2013**.

George H. Cate, Jr.

GEORGE H. CATE, JR., ***Notary Public***

My Commission Expires: 03/04/13

(S E A L)

GEORGE H. CATE, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013