This instrument prepared by:
Roger Reid Street, Jr., Attorney
339 Main Street
Franklin, Tennessee 37064
615-790-9889

Davidson County DEEDQC
Recvd: 04/19/13 10:02 6 pgs
Fees:32.00 Taxes:0.00
20130419-0039075

This instrument was prepared solely upon the information provided by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. No tax advice was given by the preparer of this instrument. The parties are advised to seek tax advice before recording this instrument. The parties have specifically waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP AND PARCEL NO.:
James Michael Cunningham Trustee for Richard Cunningham Pamela Cunningham Epps James Michael Cunningham 1124 Brandon Drive Franklin, Tennessee 37064	Same	148-16-0-047.00

EXECUTOR'S QUITCLAIM DEED

Marie C. Cunningham, being one and the same individual as Myrtle Marie Cunningham, died on March 22, 2012, leaving a Will dated January 31, 1990. The Will was admitted to Probate on April 3, 2012, in the Probate Court, Williamson County, Tennessee, Docket Number P-6477, Will Book 86, Page 277-281. The Will named **James Michael Cunningham** as Executor. The Executor is duly qualified. All debts of the Decedent have been paid. The Tennessee Inheritance Tax clearance has been received being Receipt Number 441751375, a copy of which is attached as Exhibit "A". 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 Marie C. Cunningham, **James Michael Cunningham, Executor**, quitclaims to **James Michael Cunningham, Pamela Cunningham Epps, and James Michael Cunningham, Trustee for Richard Cunningham,** a one-third interest each as tenants in common, all right, title and interest in the following described real estate in Davidson County, Tennessee as follows:

BEING in the westerly portion of Lot 4 of the J.G. Rieves Plan as recorded in Plan Book 3, page 17, Chancery Court of Davidson County. Bound in general by Sapp and Dale on the east, Baker on the west, Rieves Road on the north and Antioch Pike on the south.

BEGINNING at a PK nail in the center of Rieves Road at the NE corner of Baker as described in Book 2026, page 98, RODC, TN, thence with the center of said road, S 82° 48' 37" E 99.0 ft. to a PK nail, the NW corner of Sapp as described in Book 5455, page 661, RODC, TN, thence with their W line, S 28° 29' 46" W passing at 240.27 their SW corner and continuing with Sale's W line, a total length of 436.06 ft. to the center of Antioch Pike, thence with said center line, N 40° 19' 21" W 100.00 ft. to Baker SE corner, thence with her E line, N 28° 39' 19" E 363.96 ft. to the point of beginning and containing 0.85 acres, more or less.

Being the same property conveyed to Myrtle Marie Cunningham by Warranty Deed dated May 2, 1988, from John Graves and wife, Louise Graves, of record in Book 7531, Page 364, Register's Office of Davidson County, Tennessee. Myrtle Marie Cunningham having become deceased on the 22nd day of March, 2012. Myrtle Marie Cunningham being one and the same person as Marie C. Cunningham who bequeathed said real estate to James Michael Cunningham, Pamela Cunningham Epps and James Michael Cunningham as Trustee for Richard Cunningham by Last Will and Testament of record in Will Book 86, Page 277-281 of record in the Probate Court of Williamson County, Tennessee.

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

Witness my hand at Franklin, Tennessee, this 13 day of March, 2013.

Estate of Marie C. Cunningham

By: _____
James Michael Cunningham, Executor

STATE of TENNESSEE
COUNTY of WILLIAMSON

Before me, the undersigned Notary Public, within and for the County and State aforesaid, personally appeared **James Michael Cunningham**, with whom I am personally acquainted, [*or proved to me on the basis of satisfactory* evidence], and who, upon oath, acknowledged himself to be the **Executor of the Estate of Marie C. Cunningham**, the within named bargainor, (**Williamson County Probate Court No. P-6477**), and that he as such Executor executed the foregoing instrument for the purpose therein contained, by signing the name of the Estate of Marie C. Cunningham by himself as Executor.

WITNESS my hand, at office, this 13th day of March, 2013.

NOTARY PUBLIC

My Commission Expires: 2/14/16

DAVID M. JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.

Affiant

Sworn to and subscribed before me this 13 day of March, 2013.

Notary Public

My Commission Expires: 2/14/16

DAVID M. JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A

TENNESSEE DEPARTMENT OF REVENUE

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

December 24, 2012

CUNNINGHAM MYRTLE M
ATTN: ROGER R STREET JR
339 MAIN ST
FRANKLIN TN 37064-2613

Account Type:	INHERIT TX
Account No.:	441751375
Date of Death:	March 22, 2012
County:	WILLIAMSON
SSN:	XXX-XX-9352

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

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

I, Thomas N. Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Michelle W. Locke, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Michelle W. Locke
NOTARY PUBLIC

My Commission Expires: 10/20/2013

