BILL GARRETT, Davidson County
Trans:T20130033615 DEEDQC
Recvd: 04/24/13 13:29 2 pgs
Fees:12.00 Taxes:0.00
20130424-0040692

Prepared by:
Alan B. Wright
214 Second Avenue North
Suite 300
Nashville, Tennessee 37201

EXECUTORS' QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Jack Sanders Holt, et. al. 365 River Drive Mt. Juliet, TN 37122	Sandra G. Cohron 4503 Dry Fork Road Whites Creek, TN 37189	Map 083-01-0 Parcel 380

WHEREAS, Nelle Sanders Holt died on February 24, 2012, leaving a Last Will and Testament dated July 30, 2009, being admitted to probate on March 7, 2012, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division (entered as Docket No. 12P-379), said Last Will and Testament of Nelle Sanders Holt being of record with the Register's Office for Davidson County, Tennessee as Instrument # 20120423-0034560; and

WHEREAS, the Co-Executors, Kathy Holt Weedman and Jack Sanders Holt, are duly qualified and make this conveyance and transfer pursuant to the terms and authority of said Last Will and Testament of Nelle Sanders Holt;

THEREFORE, IN CONSIDERATION of the provisions of said Last Will and Testament of Nelle Sanders Holt, and such other consideration, the receipt of which is hereby acknowledged, Kathy Holt Weedman and Jack Sanders Holt, Co-Executors of the Estate of Nelle Sanders Holt (hereinafter referred to as "Grantor"), by these presents and for the purpose of administering said estate, do hereby quitclaim, convey and transfer in equal shares unto Janelle Marie Holt, Kathy Holt Weedman, and Jack Sanders Holt (hereinafter collectively referred to as "Grantees"), their successors and assigns all of Grantor's right, title, and interest in and to certain real property (the "Property") located in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 9 on the Map of J. B. Hancock's East End Addition, as of record in Book 57, page 133, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being part of the property conveyed to O. T. Sanders and wife, Fannie Meadows Sanders by Deed from David C. Lovelace and wife Jimmie D. Lovelace and Edra H. Lovelace and wife, Helen C. Lovelace of record in Book 1194, page 563 Register's Office of Davidson County, Tennessee.

The said Fannie Meadows Sanders and O. T. Sanders having since died, she predeceasing him, and by the Last Will and Testament of O. T. Sanders, of record in Will Book 65, page 179, Probate Court for Davidson County, Tennessee, the subject property was devised to Frances Thompson Sanders for life with remainder to Nelle Sanders Holt, Evelyn Sanders Deal and Leona Sanders Gower, the said Frances Thompson Sanders being since deceased.

The decedent, Nelle Sanders Holt, having held a one-third interest in the Property, a one-ninth ($1/9^{th}$) interest in the Property is conveyed to each individual Grantee named hereinabove.

The legal description and state of the title have been furnished to the Grantor from the record and

the Grantor disclaims any liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties as to the title.

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

WITNESS MY HAND this 16th day of April, 2013.

ESTATE OF NELLE SANDERS HOLT, Grantor

By: Kathy Holt Weedman
Kathy Holt Weedman, Co-Executor

By: Jack Sanders Holt
Jack Sanders Holt, Co-Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Lissa Groom, a Notary Public of this County, Kathy Holt Weedman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the Co-Executor of the Estate of Nelle Sanders Holt and that she executed the within instrument for the purposes therein contained for and on behalf of said estate.

WITNESS MY HAND, at office, this 16th day of April, 2013.

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Lissa Groom
Notary Public

My Commission Expires: 9.12.16

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Lissa Groom, a Notary Public of this County, Jack Sanders Holt, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Co-Executor of the Estate of Nelle Sanders Holt and that he executed the within instrument for the purposes therein contained for and on behalf of said estate.

WITNESS MY HAND, at office, this 16th day of April, 2013.

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Lissa Groom
Notary Public

My Commission Expires: 9.12.16

This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(3)(D).

#87580