This instrument was prepared by:

Beck and Beck, PLLC
Attorneys at Law
4205 Gallatin Rd.
Nashville, TN 37216

MELINDA G. ROOKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 1.00.

Georgia Ann O'Mainnin
AFFIANT

Subscribed and sworn to before me this 25th day of April, 2013.

Melinda G. Rooker
NOTARY PUBLIC

My Comm Expires: 08-17-15

Address of New Owner as follows:	**Send Tax Bills to:**	**Map-Parcel Numbers:**
Georgia Ann O'Mainnin **Alvin C.W. Ellis** 127 Garrett Drive Goodlettsville, TN 37072	**Same as Owner**	**061.150.178.00**

EXECUTRIX DEED

KNOW ALL MEN BY THESE PRESENTS that I, **GEORGIA ANN O'MAINNIN**, Executrix for the **ESTATE OF GEORGIA S. ELLIS**, being one and the same person, am affecting this quitclaim as a means of clarifying the title to this property. Under the laws of Probate of the State of Tennessee, the **ESTATE OF GEORGIA S. ELLIS**, was probated in the Probate Court of Davidson County, Docket No. 11P-840 on May 26, 2011. **GEORGIA ANN O'MAINNIN**, was named the Executrix for the **ESTATE OF GEORGIA S. ELLIS**, (see attached Letters Testamentary). Alvin H. Ellis, husband having predeceased his wife, Georgia S.Ellis, his date of death being August 23, 2000. For and in consideration of the sum of **One** and No/100 Dollars (**$1.00**), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and does hereby [convey,] remise, release and forever quitclaim unto, **Georgia ANN O'MAINNIN and Alvin C. W. Ellis,** and their heirs and assigns, all of the right, title and interest in and to a certain tract [parcel] of land in Davidson County, Tennessee, which is described as follows:

Being Lot No. 17 in Block "A" of Sunnymeade Estates, a Subdivision, as of Record in Book No. 843, page 4 & 5, in the Register's Office of Davidson County, Tennessee. Said Lot No. 17, Block "A" fronts sixty (60) feet on the southerly of Golf Club Drive, and extends back, between parallel lines, one hundred and forty (140) feet to a dead line, and being the same property conveyed to to Arthur J. Coleman and wife, Edith B. Coleman by Deed from Nashville Trust Company, Trustee, of Record in Book 1169, Page No. 259, in said Register's Office.

BILL GARRETT, Davidson County
Trans: T20130035214 DEEDQC
Recvd: 04/30/13 08:24 2 pgs
Fees: 12.00 Taxes: 0.00
20130430-0042649

Being the same property conveyed to Alvin H. Ellis and wife, Georgia Lee Ellis by deed from Arthur J. Coleman and wife, Edith B. Coleman as of record in Book 1191, Page No. 82, of said Register's Office.

This is improved property known as **1130 Sunnymeade Drive, Nashville, TN 37216.**

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

The preparer of this deed makes no representation as to the title of property described or as to the accuracy of its description herein conveyed as it was prepared without benefit of title search or survey; but strictly by documents provided by the parties involved.

WITNESS my hand this 25th day of April, 2013.

Georgia Ann O'Mainnin
Georgia Ann O'Mainnin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Melinda G. Rooker, **a Notary Public**, in and for said County and State, **Georgia Ann O'Mainnin**, 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/she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this the 25th day of April, 2013.

Melinda G. Rooker
NOTARY PUBLIC

MY COMMISSION EXPIRES: 08-17-15

