BILL GARRETT, Davidson County
Trans:T20130066089 DEEDQC
Recvd: 08/02/13 08:18 4 pgs
Fees:27.00 Taxes:0.00
20130802-0080563

This Instrument Prepared Without Title Search,
From Information Provided by the Parties, by:
RHETT C. CHANDLER, ATTORNEY AT LAW
3052 Lebanon Road, Nashville, TN 37214
PH: (615) 883-4998

FROM: **STEPHANIE L. ELLIS, Executrix, for the ESTATE OF STEVEN HERALD**

TO: Rhett C. Chandler, Trustee

AND

FROM: Rhett C. Chandler, Trustee

TO: **STEPHANIE L. ELLIS, a single person**

ADDRESS NEW OWNER:
STEPHANIE L. ELLIS
3397 Asbury Court
Murfreesboro, TN 37129

SEND TAX BILLS:
SAME AS OWNER

MORTGAGEE:
NONE

MAP & PARCEL
09511003600

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and for other good and valuable consideration the receipt of which is hereby acknowledged, I, STEPHANIE L. ELLIS, Executrix for the ESTATE OF STEVEN HERALD [DOD: 10/29/2012) -- see Davidson County Probate Court, Case No. 12P-1885], have bargained and sold and by these presents do quitclaim and convey unto Rhett C. Chandler, hereinafter called the Trustee, his successors and assigns, all of the Estate's right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 58 on the Plan of Merry Oaks, of record in Book 1835, Pages 67 and 68, Register's Office for said County.

Said Lot No. No.58 fronts 83 feet on the south side of Cloverdale Road and runs back between lines, 118.8 feet on the west line and 257.5 feet on the east line, to a dead line in the rear on which it measures 214.1 feet.

Being the same property conveyed to Gerald R. Herald and wife, Peggy L. Herald, by Warranty Deed from E. M. Murphy and wife, Colleen M. Murphy, dated June 1, 1959. The said Peggy L. Herald became deceased on 12/16/2010 and Gerald R. Herald subsequently became deceased on 01/01/2012 (see Davidson County Seventh Circuit Court No. 12P-360). Decedent Gerald R. Herald left a Last Will and Testament, wherein the subject property was bequeathed to Steven Ray Herald, the sole heir/beneficiary of his estate. The said Steven Ray Herald, a single person, subsequently became deceased on 10/29/2012 (see Davidson County Seventh Circuit Court No. 12P-1885). Decedent Steven Ray Herald left a Last Will and Testament, wherein the subject property was bequeathed to Stephanie Leigh Ellis, a single person and the sole heir/beneficiary of his estate.

This conveyance is made subject to restrictions of record in Book 416, Page 145, in Book 1846, Page 109, in Book 1855, Page 377, and in Book 1876, Page 264, Register's Office for Davidson County, Tennessee, and the recorded Plan which shows an Owner's Certificate, a 40-foot set-back line from Cloverdale Road, a 10-foot easement along the south rear line for public utilities and a 20-foot easement along the east side line.

This is improved real property known as 2401 Cloverdale Road, Nashville, Davidson County, Tennessee, 37217.

And now I, the said **Rhett C. Chandler, Trustee**, for the express purpose of carrying out the intent of this conveyance, as set out above, do hereby quitclaim and convey unto **STEPHANIE L. ELLIS, a single person,** all of my right, title and interest in and to the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions, defects, if any, and encumbrances as may affect the premises, as set forth above.

IN WITNESS WHEREOF, we have hereunto set our hands this the 27th day of June, 2013.

STEPHANIE L. ELLIS, Executrix
for the Estate of STEVEN HERALD

RHETT C. CHANDLER, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **STEPHANIE L. ELLIS**, Executrix of the **ESTATE OF STEVEN HERALD**. the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 27th day of June, 2013.

NOTARY PUBLIC

My Commission Expires: 3/3/2014

JULIE O. GRUBBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the Undersigned Notary Public in and for said County and State, the within named **RHETT C. CHANDLER, Trustee,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 27th day of June, 2013.

NOTARY PUBLIC

My Commission Expires: 3/3/2014

JULIE O. GRUBBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is NONE.

AFFIANT

Subscribed and sworn to before me this 27th day of June, 2013.

NOTARY PUBLIC

My Commission Expires: 3/3/2014

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. GRUBBS