BILL GARRETT, Davidson County
Trans:T20140024848 DEEDQC
Recvd: 04/11/14 16:10 5 pgs
Fees:27.00 Taxes:0.00
20140411-0030750

Prepared By and Returnable to:
Bone McAllester Norton PLLC
511 Union Street, Suite 1600
Nashville City Center
Nashville, Tennessee 37219

| Address New Owner(s) | Send Tax Bill To: | Map & Parcel Nos.: |
|---|---|---|
| Sammy Walker, Jr.<br>2410 Hickory Club Drive<br>Antioch, TN 37013 | New Owner | 118-05-0-011.00 |

## EXECUTOR'S QUITCLAIM DEED

WHEREAS, Ida Mae Daise died on July 2, 2013, leaving a will dated April 14, 2002. The will was admitted to probate on September 18, 2013 in the Chancery Court of Davidson County, Tennessee, Docket Number 13P-1273. The will named Sammy Walker, Jr., as Executor. The Executor is duly qualified. All debts of the decedent have been paid. The Tennessee Inheritance Tax Clearance has been received bearing account number 441891965, 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 Ida Mae Daise, attached hereto as Exhibit B and incorporated herein by reference, **for and in consideration** of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **SAMMY WALKER, JR., as the EXECUTOR OF THE ESTATE OF IDA MAE DAISE** (the "Grantor"), does hereby quitclaim and convey unto **SAMMY WALKER, JR.,** (the "Grantee"), all of Grantor's right, title and interest in and to the following property located in Davidson County, Tennessee, and more particularly described on Exhibit A attached hereto and incorporated by this reference (the "Property").

Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. The legal description on Exhibit A is drawn from recorded documents and Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description. This instrument is prepared without benefit of title search or abstract and the preparer gives no opinion as to title.

**Tennessee Code Annotated § 67-4-409(a)(3)(D) exempts this instrument from tax. This instrument is being used to evidence distribution of the property to a beneficiary pursuant to the terms of a Will.**

***[Signature page follows]***

*[Signature page of Quitclaim Deed]*

**IN WITNESS WHEREOF**, the Grantor has caused this instrument to be executed on this 11TH of April, 2014.

**GRANTOR:**

ESTATE OF IDA MAE DAISE

By: _____
Sammy Walker, Jr., Executor

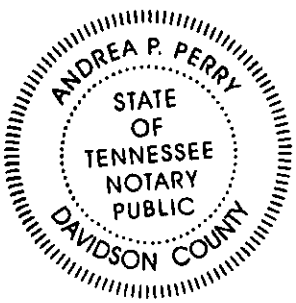
STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sammy Walker, Jr., 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 Ida Mae Daise, the within named bargainor, and that he as such Executor executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate by himself as Executor.

WITNESS my hand and seal at office this 11th day of April, 2014.

Andrea P. Perry
NOTARY PUBLIC

My Commission Expires: 3/8/2016



STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

The actual consideration for this transfer is $-0-.

Andrea P. Perry
AFFIANT

Subscribed and sworn to before me, this 11th day of April, 2014.

Sharon L. Wilcox
NOTARY PUBLIC

My Commission Expires:

11-3-2015

SHARON L. WILCOX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

Being Lot No. 180 on the Plan of Victoria Place Subdivision, as of record in Book 332, Page 10, Register's office for Davidson County, Tennessee.

Said Lot No. 180 fronts 60 feet on the southerly side of Ferguson Avenue and runs back between parallel lines 140 feet to an alley, measuring 60 feet thereon.

Being the same property conveyed to Harold Daise and wife, Ida Mae Daise, by deed of record in Book 4190, page 720, Register's Office for Davidson County, Tennessee. The said Harold Daise died February 3, 2000, thereby vesting title in Ida Mae Daise as surviving tenant by the entirety, as evidenced by that certain Affidavit of Heirship of record as Instrument No. 20140411-0030749, said Register's Office. Ida Mae Daise died on July 2, 2013, and her estate has been probated in the Probate Court for Davidson County, Tennessee in Docket No. 13P-1273. Pursuant to the Last Will and Testament of Ida Mae Daise, Sammy Walker Jr., as Executor of the Estate of Ida Mae Daise, was devised the above-referenced property.

Being improved property known as 1501 Ferguson Avenue, Nashville, Tennessee 37212