SEND TAX NOTICE TO:
NEW OWNERS:

Arica Christina Stephens-Estes
316 Brandiwood Court
Old Hickory, TN 37138

THIS INSTRUMENT PREPARED BY:

Nathan A. White
Attorney at Law
107 N. Maple Street
Murfreesboro, Tennessee 37130
(615) 890-1808

SEND TAX BILLS TO:
Mortgage Investors Group
1321 Murfreesboro Road
Nashville, TN 37127

MAP-PARCEL NUMBERS:
Map: 64
Group: 09-0
Parcel: 237

BILL GARRETT, Davidson County
Trans:T20140047956 DEEDQC
Recvd: 07/07/14 08:28 3 pgs
Fees:17.00 Taxes:0.00


20140707-0059185

EXECUTOR'S QUITCLAIM DEED

JASEN TRAVIS ESTES, died testate on the 14th day of April, 2013. An Order for Probate of decedents' estate was filed in the Seventh Circuit Court, Probate Division, of Davidson County, Tennessee on the 13th day of May, 2013, and assigned case number 13P-770. Letters of Administration were issued to Arica Christina Stephens-Estes. All debts of the decedent have been paid. The Executor by signing this Deed releases the right the Executor has to recover this property in the event of the subsequent insolvency of this estate. In accordance with the Decedent's Last Will and Testament, ARICA CHRISTINA STEPHENS-ESTES, Executor, quitclaims and conveys to Arica Christina Stephens-Estes all right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 77, Southfork Subdivision, Section One, as shown by plat of record in Plat Book 6250, Page 384 and 385, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description was taken from the Deed of record in Book 8574, Page 465. Registers Office of Davidson County, Tennessee.

BEING the same property conveyed to Gregory L. Butler, unmarried, by Deed from Brian W. Opel and wife, Vickie L. Opel, dated October 21, 1996, filed for record on October 23, 1996, in Deed Book 10269, Page 508, Register's Office for Davidson County, Tennessee.

Easement as shown of record in Deed Book 6790, Page 998, and Register's Office for said County.

Restrictive Covenants of record in Deed Book 6596, Page 797 and Deed Book 6906, Page 733, Register's Office of said County.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 316 Brandiwood Court, Old Hickory, TN 37138.

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

WITNESS our hands this the 28 day of April, 2014.

Estate of JASON TRAVIS ESTES

By Arica C. Stephens-Estes
ARICA CHRISTINA STEPHENS-ESTES
Executor

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this the 28th day of April, 2014, before me personally appeared ARICA CHRISTINA STEPHENS-ESTES, to me known or proved to me on the basis of satisfactory evidence to be the person or persons described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Witness my hand and notarial seal.

Notary Public
My Commission Expires: 8/18/2016

NATHAN A. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

This Deed is distribution of property to beneficiaries and no valuation oath is needed.

Arica C. Stephens-Estes
Arica Christina Stephens-Estes

Subscribed and sworn to before me on the 28th day of April, 2014.

NOTARY
My commission Expires: 8/18/2016.

