Davidson County DEEDQC
Recvd: 02/24/15 07:44 5 pgs
Fees:27.00 Taxes:0.00
20150224-0015599

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201
Doc. No. 13916569

EXECUTOR'S QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map and Parcel Number:
James Clayton Early 2657 Beckwith Road Mt. Juliet, TN 37122-5227	Same	042-08-0-014.00

WHEREAS, MORRIS CLAYTON EARLY and MILDRED M. EARLY owned certain property located at 401 Nesbitt Lane, Madison, TN as tenants by the entirety;

WHEREAS, MORRIS CLAYTON EARLY died on August 22, 2012 leaving MILDRED M. EARLY as sole owner of the property;

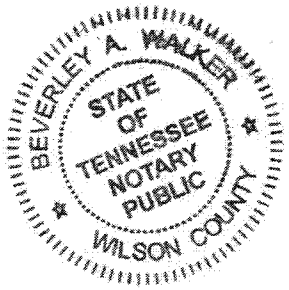
WHEREAS, MILDRED M. EARLY, died on April 15, 2014 leaving a Last Will and Testament of record in the Seventh Circuit Court of Davidson County, Tennessee and said Will having appointed JAMES CLAYTON EARLY as Executor;

NOW FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, JAMES CLAYTON EARLY, as Executor for the Estate of MILDRED M. EARLY, and not further or otherwise, by these presents does hereby quitclaim and convey to JAMES CLAYTON EARLY, his respective successors and assigns ("Grantee"), that certain tract or parcel of land located in Davidson County, Tennessee, described on Exhibit A hereto:

The description on Exhibit A is the same as that contained in the prior deed.

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

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 3rd day of February, 2015.



James Clayton Early
JAMES CLAYTON EARLY, AS EXECUTOR OF THE ESTATE OF MILDRED M. EARLY AND NOT FURTHER OR OTHERWISE

STATE OF TENNESSEE)
)
COUNTY OF Wilson)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, James Clayton Early, 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 executed the within instrument for the purposes therein contained.

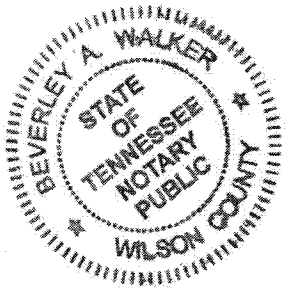
WITNESS my hand and official seal at Mt Juliet, Tennessee, this 3rd day of February, 2015.

Beverley Walker
Notary Public

My Commission Expires:
8/16/15

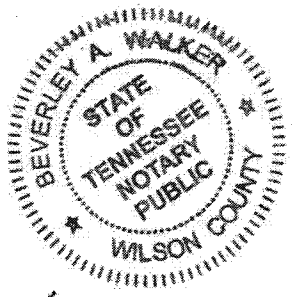
STATE OF TENNESSEE)
)
COUNTY OF Wilson)

The actual consideration for this transfer is $0.



James Clayton Early
Affiant

Subscribed and sworn to before me
this 3rd day of February, 2015.



Notary Public

My Commission Expires:
8/16/15

EXHIBIT A

Land situated in the 11th Civil District of Davidson County, Tennessee and being Lot No. 74 on the Plan of Madison Meade, Section II, as of record in Book 3700, page 107, Register's Office for said County, described as follows:

BEGINNING on the south margin of Nesbitt Lane, at the corner of Lots Nos. 73 and 74; thence east with said Lane, 94.37 feet to a monument; continuing with said Lane, east 127.34 feet to a monument; thence around a curve, southeasterly 39.27 feet to a monument in the west margin of Grayland Drive; thence south with said Drive, 153 feet to the southeast corner of Lot No. 74; thence west along the rear line of said Lot, 212.14 feet to the corner of Lots Nos. 73 and 74; thence north with the line of said Lots, 172.04 feet to the beginning.

Being the same property conveyed to Mildred M. Early and Morris Clayton Early, by deed of record recorded as Instrument 20030128-0020685, Register's Office of Davidson County, Tennessee.

Affidavit

I, Danielle Burns , do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Danielle Burns

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ruth F. Arnold , a notary public for this county and state, Danielle Burns

who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ruth F. Arnold

Notary signature

My Commission Expires: August 17, 2015

Notary Seal:

