BILL GARRETT, Davidson County
Trans:T20150021037 DEEDQC
Recvd: 03/23/15 14:02 3 pgs
Fees:17.00 Taxes:0.00
20150323-0024852

FROM:

MORGAN EDWARD RYE, JR. and DAVID D. RYE, Co-Personal Representatives of the ESTATE OF MORGAN EDWARD RYE, SR.

TO:

TANYA FLANNERY, DONNIE WAUFORD and GREG WAUFORD

PERSONAL REPRESENTATIVE QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY:

Charles R. Niewold (TN Bar #011626)
Attorney at Law
219 2nd Avenue, North
Suite 100
Nashville, TN 37201
(615) 244-0001, ext. 2

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ - 0 -.

Affiant

Sworn to and subscribed before me this 29th day of January, 2015.

My Commission Expires:
May 8, 2017

CHARLES R. NIEWOLD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2017

Notary Public

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
Tanya Flannery, Donnie Wauford and Greg Wauford 300 Collier Avenue Nashville, TN 37211	SAME	119-09 0 270.00 DP

KNOW ALL MEN BY THESE PRESENTS that we, Morgan Edward Rye, Jr. and David D. Rye, Co-Personal Representative of the Estate of Morgan Edward Rye, Sr., Deceased, for and in consideration of the sum of Ten and 00/100 ($10.00) Dollars, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, and in connection with the distribution and closing of the Estate of Morgan Edward Rye, Sr., the Decedent's Will having been duly admitted to Probate in

Davidson County, Tennessee, on January 29, 2015, Docket No. 15P-31, have bargained and sold and hereby remise, release and forever quitclaim to Tanya Flannery, Donnie Wauford and Greg Wauford, their heirs and assigns, the following described tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 17 in the Sub-Division of the Tanksley Property on the Nolensville Road, a Plan of which Sub-Division is of record in Book 547, page 56, Register's Office for Davidson County, Tennessee. Said Lot No. 17 fronts 50 feet on the northerly side of Collier Avenue and runs back northerly between parallel lines 153 feet to an alley. The said property begins at a point on the easterly line of the said Tanksley Property at a distance of 318 feet southerly from the Timmons Lake and runs westerly from thence at right angles to said Easterly line of the Tanksley Property 50 feet to a point; thence northerly at right angles 153 feet to a 15 foot alley; thence easterly at right angles 50 feet to the said easterly line of said Tanksley Property; thence 153 feet southerly with the said easterly line of said Tanksley Property to the beginning.

BEING the same property conveyed to Carol Wauford Rye by Quitclaim Deed from Donnie Wauford and Carol Wauford, of record in Instrument No. 20040413-0041385, Register's office of Davidson County, Tennessee.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE GRANTOR HEREIN. NO EXAMINATION OF PUBLIC RECORDS HAS BEEN MADE TO ASCERTAIN OWNERSHIP OR STATUS OF TITLE.

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

This is (✓) improved (___) unimproved property known as 300 Collier Avenue, Nashville, Tennessee 37211.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 29th day of January, 2015.

Morgan E. Rye Jr.
MORGAN EDWARD RYE, JR.,
PERSONAL REPRESENTATIVE OF THE
ESTATE OF MORGAN EDWARD RYE, SR.

David D. Rye
DAVID D. RYE,
PERSONAL REPRESENTATIVE OF THE
ESTATE OF MORGAN EDWARD RYE, SR.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MORGAN EDWARD RYE, JR., with whom I am personally acquainted and who upon her oath acknowledged himself to be the Co-Personal Representative of the Estate of MORGAN EDWARD RYE, SR., and that he as such Co-Personal Representative, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing his name as Co-Personal Representative of the Estate of MORGAN EDWARD RYE, SR., for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of January, 2015.

CHARLES R. NIEWOLD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2017

NOTARY PUBLIC

My Commission Expires:
May 8, 2017

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DAVID D. RYE, with whom I am personally acquainted and who upon her oath acknowledged himself to be the Co-Personal Representative of the Estate of MORGAN EDWARD RYE, SR., and that he as such Co-Personal Representative, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing his name as Co-Personal Representative of the Estate of MORGAN EDWARD RYE, SR., for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of January, 2015.

CHARLES R. NIEWOLD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2017

NOTARY PUBLIC

My Commission Expires:
May 8, 2017