BILL GARRETT, Davidson County
Trans:T20150040937 DEEDQC
Recvd: 05/27/15 10:38 2 pgs
Fees:13.00 Taxes:70.30
20150527-0048598

This Instrument Prepared By: Ronald K. Nevin, Attorney at Law
404 James Robertson Pkwy., Suite 1850
Nashville, Tennessee 37219

PARCEL NO.:06013006600
GRANTEES: Shirley Welch-Hanner
ADDRESS: 2624 Old Matthew Road, Nashville, TN 37207
SEND TAX NOTICE TO: Shirley Welch-Hanner, 720 Belle Vista Ave., Chattanooga, TN 37411

ADMINISTRATRIX'S QUITCLAIM DEED

Charles Henry Welch died intestate on May 24, 2014. Sandra D. Welch was appointed Administratrix of the Estate of Charles Henry Welch, July 31, 2014 by the Seventh Circuit Court (Probate Division) of Davidson County, Tennessee, Probate No. 14P1233. This property passed under Tennessee Law to the heirs of the Estate of Charles Henry Welch. The Administratrix, by signing this deed, releases any right the Administratrix has to recover this property in the event of the subsequent insolvency of this estate.

In accordance with the laws of Tennessee, Sandra D. Welch, as Administratrix of the Estate of Charles Henry Welch, quitclaims all of Charles Henry Welch's interest in the real property located at 2624 Old Matthew Road, Nashville, Davidson County, Tennessee pursuant to Probate Order entered March 20, 2015 to Shirley Welch-Hanner individually, all right, title and interest in the following described real estate:

> Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Trinity Hills Village, Section One, Second Addition, as of record in Book 4175, Page 79, Register's Office for said County.
>
> Said Lot No. 56 Fronts 62.0 feet on the Southerly margin of Matthews Road and extends back 127.6 feet on the Westerley line and 127.4 feet on the Easterley line to a dead line in the rear measuring 58.4 feet thereon.
>
> Being the same property conveyed to Miles Hunt, Jr., and wife, Frances Hunt, and Charles Henry Welch by deed from Trinity Hills Village, Inc., of record in Book 4499, page 854, said Register's Office for Davidson County, Tennessee.
>
> Property located on 2624 Matthew Road, Nashville, TN 37207.
>
> Subject to any unpaid taxes, easements, restrictions and State and Federal tax liens.
>
> This transfer is by Quitclaim and I make no warranties as to the title.

Witness my hand this 14 day of May, 2015.

Estate of Charles Henry Welch

By: Sandra D. Welch
Sandra D. Welch, ADMINISTRATRIX

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 14th day of May, 2015, before me personally appeared Sandra D. Welch 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 official seal.

RONALD K. NEVIL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 2/6/17

THE ACTUAL CONSIDERATION OR VALUE
WHICHEVER IS GREATER FOR THIS TRANSFER
IS $19,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO
BEFORE ME, THIS 26 DAY OF
May, 2015.

NOTARY PUBLIC

My commission expires: July 08, 2015

ROBERT SANDERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF HAMILTON