BILL GARRETT, Davidson County
Trans:T20150045527 DEEDQC
Recvd: 06/10/15 08:05 2 pgs
Fees:12.00 Taxes:0.00
20150610-0054404

This instrument was prepared by Anthony Burns, Attorney
2517 Lebanon Road, Ste 301, Nashville, TN., 37214
(615) 469-6857

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	MAP-PARCEL NUMBER
Ruby Johnson 5203 T Avenue Cherokee, IA 51012	New Owner	062 15 0 058.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and no other monetary consideration, William Robert Cole, Executor for the Estate of Marion Virginia Small, deceased, recorded as 15P-84 in the Probate Court Clerk's Office for Davidson County, Tennessee, by these presents does hereby quitclaim and convey unto Ruby Johnson, her successors and assigns, all of Grantor's interest in the following described tract or parcel of land, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 138 on the Plan of Sutherland Heights, Section 3, of record in Book 2663, Page 117, Register's Office for Davidson County, Tennessee.

SAID Lot No. 138 fronts 100 feet on the easterly side of Western Hills Drive and runs back between lines measuring 350.6 feet on the northerly side and 369.4 feet on the southerly line to a dead line in the rear, on which it measures 102.0 feet.

BEING part the same property conveyed to Harlan Construction Company, Inc., by deed from Western Hills Development Company, Inc., of record in Book 2906, page 25, Register's Office for said County. Being the same property conveyed to Donald E. Small and wife, Virginia A. Small, by deed from Harlan Construction Company, Inc., of record in Book 2922, page 21, Register's Office for Davidson County, Tennessee.

SAID property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises, including zoning ordinances, property taxes, and the equitable and statutory rights of redemption.

THIS is improved real property known as: 2645 Western Hills Dr., Nashville, TN 37214.

THE said Virginia A. Small and Marion Virginia Small, is one and the same person.
Donald E. Small predeceased his wife, Marion Virginia Small, on 2/17/2013.

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE GRANTOR HEREIN WITHOUT VERIFICATION. THERE HAS BEEN NO TITLE SEARCH TO DETERMINE OWNERSHIP OR STATUS OF TITLE. NO WARRANTY OF TITLE EXPRESSED OR IMPLIED.

IN WITNESS WHEREOF, I have hereunto set my hand on this 9th day of June, 2015.

William R. Cole

William Robert Cole, as Executor for
the Estate of Virginia Small, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for the aforesaid State and County, William Robert Cole, as Executor for the Estate of Virginia Small, the Grantor, with whom I am personally acquainted, or who presented adequate evidence of identification, and who, acknowledged the execution of the foregoing instrument for the purposes therein contained by virtue of the authority vested in him as Executor of the Will of Marion Virginia Small, and Order of Probate of the Probate Court of Davidson County, Tennessee, of record as 15P-84.

WITNESS my hand and official seal at Nashville, Tennessee on this 9th day of June, 2015.

My Commission Expires: July 6, 2015

ANTHONY BURNS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transaction is $-0- (Estate transfer to family)

William R. Cole

William Robert Cole, as

Executor for the Estate of Virginia Small, AFFIANT

SWORN TO and subscribed before me
on this the 9th day of June, 2015.

Notary Public

ANTHONY BURNS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission expires:

July 6, 2015