BILL GARRETT, Davidson County
Trans:T20150109869 DEEDQC
Recvd: 12/30/15 09:47 5 pgs
Fees:27.00 Taxes:0.00
20151230-0130912

This Instrument Prepared by:
Matthew Foster
H3GM
333 Commerce Street, Suite 1500
Nashville, Tennessee 37201

Address New Owner:	Send Tax Bills to:	Map-Parcel Number:
MARGE H. EWERS, TRUSTEE of the Marge H. Ewers Living Trust U/A dated March 4, 2011, as amended 4419 Forsythe Place Nashville, Tennessee 37205	Same	13010004100

QUITCLAIM DEED

WHEREAS, E. William Ewers and Marge H. Ewers, as tenants by the entireties, acquired the Property (hereinafter defined) from Colin Elliot and wife, Gloria Elliot, by warranty deed dated August 29, 1983 of record in Book 6127, Page 898, Register's Office for Davidson County, Tennessee ("RODC"); and

WHEREAS, E. William Ewers died testate on June 10, 2013, having his will of record in Docket No. 13P-1084, in the Probate Division of the Chancery Court of Davidson County, Tennessee, whereupon title to the Property became solely vested in Marge H. Ewers; and

WHEREAS, subsequent deeds may appear to have unintentionally and erroneously transferred interests in the Property to the Marital Trust (hereinafter defined) or the Bypass Trust (hereinafter defined), such deeds containing faulty legal descriptions; and

WHEREAS, the intent of this Quitclaim Deed is to transfer all rights, title and interest the Grantors have or may have in the Property.

NOW, FOR AND IN CONSIDERATION of One Dollar ($1.00) and no other consideration, **MARGE H. EWERS**, individually, **MARGE H. EWERS, TRUSTEE** of the Marital Trust U/A E. William Ewers Living Trust dated March 4, 2011, as amended (the "Marital Trust"), and **MARGE H. EWERS, TRUSTEE** of the Bypass Trust U/A E. William Ewers Living Trust dated March 4, 2011, as amended (the "Bypass Trust") (Marge H. Ewers, the Marital Trust and the Bypass Trust collectively being referred to as the "Grantors") by these presents hereby quitclaim and convey unto **MARGE H. EWERS, TRUSTEE** of the Marge H. Ewers Living Trust U/A dated March 4, 2011, as amended (the "Grantee") all of Grantors' rights, title and interest, if any, in and to a certain tract or parcel of land located in Davidson County, Tennessee (the "Property"):

Being Lot No. 3 and the northerly part of Lot No. 12 of Block 5 on the Plan of the Manors of Belle Meade, as of record in Book 547, page 152, RODC.

Said Lot No. 3 fronts 75 feet on the southerly side of Forsythe Avenue and runs back on its westerly line 103 feet 6 inches to a dead line and on its easterly line 93 feet 6 inches, more or less, to said dead line, on which it shows 75 feet 9 inches.

Said part of Lot No. 12 is described as follows: BEGINNING on the dividing line between Lots Nos. 12 and 13 at the southwest corner of Lot No. 3, said point being 103-1/2 feet south of the southerly margin of Forsythe Avenue; thence with said dividing line southwardly 178 feet to a point 150 feet north of the northerly margin of Manor Drive; thence eastwardly and parallel with said Drive 75 feet to the dividing line between Lots Nos. 11 and 12; thence with said line, northwardly 188 feet to the southeast corner of said Lot No. 3; thence with the southerly line of same westwardly 75 feet 9 inches to the beginning.

Being the same property conveyed to E. William Ewers and Marge H. Ewers as tenants by the entireties from Colin Elliot and wife, Gloria Elliot, by warranty deed dated August 29, 1983 of record in Book 6127, Page 898, RODC.

The Marital Trust and the Bypass Trust join in the execution of this instrument for the purpose of conveying any interest that the Marital Trust and the Bypass Trust may have unintentionally acquired in the Property pursuant to the following series of erroneous deeds:

Being the same property conveyed to E. William Ewers by warranty deed dated March 4, 2011 of record as Instrument No. 20111214-0097363, RODC. And being the same property conveyed to E. William Ewers and Marge H. Ewers, Trustees of The E. William Ewers Living Trust established by the Revocable Trust Agreement of E. William Ewers, dated March 4, 2011, by warranty deed dated March 4, 2011, of record as Instrument No. 20111229-0101929, RODC. And being the same property conveyed to Marge H. Ewers, Trustee of the E. William Ewers Living Trust dated March 4, 2011, as amended, by Fiduciary Quitclaim Deed dated May 29, 2014, of record as Instrument No. 20140602-0047093, RODC. And being the same property conveyed to Marge H. Ewers, Trustee of the Marital Trust U/A E. William Ewers Living Trust dated March 4, 2011, as amended, a 50% interest, by Fiduciary Quitclaim Deed dated May 29, 2014, of record as Instrument No. 20140602-0047094, RODC. And being the same property conveyed to Marge H. Ewers, Trustee of the Bypass Trust U/A E. William Ewers Living Trust dated March 4, 2011, as amended, a 50% interest, by Fiduciary Quitclaim Deed dated May 29, 2014, of record as Instrument No. 20140602-0047095, RODC.

This is improved property known as 4419 Forsythe Place, Nashville, Tennessee 37205.

Together with the rights to maintain a driveway and landscaping pursuant to that certain Grant of Appurtenant Easement conveyed to E. William Ewers and Marge H. Ewers from E. William Ewers and spouse, Marge Ewers and David H. Brown and Kathryn C. Brown, dated January 25, 2006, in Instrument No. 20060208-0015673, and re-recorded as Instrument Number 20060216-0018973, RODC.

IN WITNESS WHEREOF, the Grantors have executed this instrument on December 29, 2015.

Marge H. Ewers

MARGE H. EWERS, individually

Marge H. Ewers

MARGE H. EWERS, TRUSTEE of the Marital Trust U/A E. William Ewers Living Trust dated March 4, 2011, as amended

Marge H. Ewers

MARGE H. EWERS, TRUSTEE of the Bypass Trust U/A E. William Ewers Living Trust dated March 4, 2011, as amended

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned notary public of the state and county aforesaid, personally appeared **MARGE H. EWERS**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on December 29th, 2015.

Notary Public

My Commission Expires: 1/8/2019

L. GLENN WORLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned notary public of the state and county aforesaid, personally appeared **MARGE H. EWERS, TRUSTEE** of the Marital Trust U/A E. William Ewers Living Trust dated March 4, 2011, as amended, the within named bargainor, and that she, being authorized to do so, executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on December 29th, 2015.

Notary Public

My Commission Expires: 1/8/2019

GLENN WORLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned notary public of the state and county aforesaid, personally appeared **MARGE H. EWERS, TRUSTEE** of the Bypass Trust U/A E. William Ewers Living Trust dated March 4, 2011, as amended, the within named bargainor, and that she, being authorized to do so, executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on December 29th, 2015.

Notary Public

My Commission Expires: 1/8/2019

L. GLENN WORLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Margie H. Ewers
Affiant

Subscribed and sworn to before me, on December 24th, 2015.

Notary Public

My commission expires: 1/8/2019

L. GLENN WORLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

[9086-14001/40267/1]