PREPARER NOT RESPONSIBLE FOR CLOSING REQUIREMENTS. NO TITLE SEARCH REQUESTED OR PERFORMED.

This transfer is exempt from real estate transfer tax pursuant to TCA 67-4-409 (a) (3) (D).

BILL GARRETT, Davidson County
Trans:T20160011236 DEEDQC
Recvd: 02/10/16 10:21 3 pgs
Fees:17.00 Taxes:0.00
20160210-0012787

THIS INSTRUMENT WAS PREPARED BY:
J. STEPHEN BROWN, P.C.
ATTORNEY AT LAW
224 WEST GAY STREET
LEBANON, TN 37087
FROM INFORMATION SUPPLIED BY THE PARTIES.

ADDRESS NEW OWNER AS FOLLOWS:
Carolyn Ash Lanham
4880 Whittier Dr.
Old Hickory, TN 37138

SEND TAX BILLS TO:
Same

Map: _____
Group: _____
Parcel: 065 09 0 081.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Nancy Tidwell, Executor of the Estate of James Marion Lanham, also known as Jimmy M. Lanham, deceased, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, and in connection with the distribution and closing of the Estate of James Marion Lanham, the decedent's will having been duly admitted to probate in Davidson County, Tennessee, under Docket Number 15P1118, dated July 9, 2015, Probate Court Clerk's Office for Davidson County, Tennessee, hereby remises, releases and forever quitclaims unto Carolyn Ash Lanham, her heirs and assigns, all of her interest as Executor in a tract or parcel of land in Davidson County, Tennessee, said property being more particularly described as follows :

BEING Lot No. 115, on the Plan of Sherwood Forest, Section III, as of record in Plat Book 4460, Page 81, Register's Office for Davidson County, Tennessee.

SAID Lot No. 115 fronts 80 feet on the northwesterly margin of Whittier Drive and runs back 198.57 feet on the southwesterly sideline, and 194.29 feet on the northeasterly sideline to a deed line in the rear which measures 80.12 feet.

BEING the same property conveyed to Jimmy M. Lanham et ux Carolyn Lanham by deed dated April 27, 1973, from J. & B. Construction Company, of record in Book 4703, Page 818, Register's Office for said County. Jimmy M. Lanham and Carolyn Lanham were married at the time of this conveyance, but subsequently were divorced, thereby terminating their ownership status as tenants by the entireties. Jimmy M. Lanham, also known as James Marion Lanham, died testate on June 9, 2015 and Nancy Tidwell was appointed Executor of his estate by Order of the Probate Court for Davidson County, Tennessee entered on July 9, 2015, in docket number 15P1118. The last will and testament of Jimmy M. Lanham, made and executed after the aforementioned divorce, named his former wife, Carolyn Ash Lanham, being the same person as Carolyn Lanham, as the sole residuary beneficiary of his estate, which residuary estate includes the afore-described real property.

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

WITNESS my hand this 10th day of February, 2016.

Nancy Tidwell, Executor
NANCY TIDWELL, Executor

STATE OF Tennessee)
COUNTY OF Wilson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, NANCY TIDWELL, Executor of the Estate of James Marion Lanham, with whom I

am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, this 10th day of February, 2016.

Notary Public

My Commission Expires: 10-23-19

