BILL GARRETT, Davidson County
Trans:T20160018147 DEEDQC
Recvd: 03/04/16 15:04 3 pgs
Fees:17.00 Taxes:0.00
20160304-0021095

THIS INSTRUMENT PREPARED BY:
John B. Ingleson, Attorney
410 North Front Street
Murfreesboro, Tennessee 37130

PROPERTY TAX INFORMATION:

NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL
Nancy G. Shea	Same	Map 117-2
433 Plantation Court		Parcel 75
Nashville, Tennessee 37221		

EXECUTRIX'S QUITCLAIM DEED

John C. Shea died on December 10, 2015, leaving a Last Will and Testament dated September 16, 1977. The Will was admitted to probate on February 3, 2016 in the Seventh Circuit Court, Probate Division for Davidson County, Tennessee. The Will named Nancy G. Shea as Executrix. The Executrix is duly qualified. There are no inheritance taxes due. No estate return was required by the Internal Revenue Service. The Executrix, by signing this Deed, releases any right the Executrix has to recover this property. As Executrix of the Estate of John C. Shea, Nancy G. Shea, quitclaims to Nancy G. Shea, the sole beneficiary of the Estate, her heirs and assigns, forever, the estate's interest in the following described real estate located in Davidson County, Tennessee:

> A lot or parcel in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, being part of Lot No. 1, on the Plan on the Farm Lands of Samuel Watkins, deceased, of record in Plat Book 57, page 16, Register's Office for Davidson County, Tennessee. Being Lot No. 17, Block 6, as of record in Book 974, page 24, Register's Office for Davidson County, Tennessee, as follows:
>
> Said Lot fronts 75 feet on the easterly side of Natchez Prace, running back on the northerly side 186 feet and on the southerly side 192 feet and measures 75 feet in the rear.
>
> Being the same property conveyed to John C. Shea from Nancy G. Shea by quitclaim deed of record as Instrument 20041209-0146630, Register's Office of Davidson County, Tennessee.
>
> This is improved property known as 3010 New Natchez Trace, Nashville, Tennessee 37215.

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

WITNESS MY HAND at Murfreesboro, Tennessee, this the 29th day of February, 2016.

Estate of John C. Shea

By: Nancy G Shea
Nancy G. Shea, Executrix

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

On this 29 day of February, 2016, before me personally appeared Nancy G. Shea, Executrix, to me known or who proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument (Executrix's Quitclaim Deed) and acknowledged that she executed the same at her free act and deed as Executrix of the Estate of John C. Shea.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee.

Judy Martin
Notary Public

WILLIAMSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE JUDY MARTIN

My Commission Expires: 4/3/18

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OF VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ -0-

Nancy G. Shea
Affiant

WILLIAMSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE JUDY MARTIN

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29 day of February, 2016.

Judy Martin

My commission expires: 4/3/18

Notary Puplic