BILL GARRETT, Davidson County
Trans:T20160019996 DEEDQC
Recvd: 03/11/16 08:57 2 pgs
Fees:12.00 Taxes:0.00
20160311-0023308

This instrument prepared by:
Lee & Lee, Attorneys at Law, P.C.
109 East Gay Street
Lebanon, Tennessee 37087
(615) 444-3900

Send Tax Bill to New Owner:
Frances A. Stone
c/o Anette Wilson
3135 Pleasant Grove Rd.
White House, TN 37188

Tax Info:
Map: 19.13

Parcel: 74.00

IMPORTANT:
This instrument was prepared from information supplied by the parties without counsel or advice as to legal consequences, tax related matters or any matter related to Medicaid or TennCare benefits. No title examination or settlement has been performed and Lee and Lee Attorneys at Law, P.C. shall not be responsible for any matter that could have been resolved by a title examination, settlement, legal and/or tax related counsel.

EXECUTOR'S QUITCLAIM DEED

Clarence Stone, Jr. died on April 23, 2015, leaving a Last Will and Testament which was admitted to probate on July 31, 2015 in the Probate Court, Wilson County, Tennessee and is of record in Will Book 31, Page 391. The court appointed Frances A. Stone as Executrix of the Estate of Clarence Stone, Jr. ("Estate"). The Executrix, by signing this Deed, releases any right the Executrix has to recover this property in the event of the subsequent insolvency of the Estate. The Tennessee Inheritance Tax clearance has been received (account number 442120410); a copy of which is attached as "Exhibit A." The Tennessee Bureau of TennCare has issued a release of claims; a copy of which is attached as "Exhibit B." In accordance with the provisions of said Last Will and Testament in connection with the distribution of the Estate, **Frances A. Stone, Executrix of the Estate of Clarence Stone Jr.**, does hereby transfer, convey, remise, release and forever quitclaim, unto **Frances A. Stone** all the Estate's **one-half interest** in and to the following described real estate:

> A tract of land in the 10th Civil District of Davidson County, Tennessee being parts of Lots No. 15, 23, 24, 27, 28, 20, 30 and 31 on the Plan of R.A. Cartwright's Heirs Lands in Goodlettsville, Tennessee, as of record in Book 421, page 144 and 145, Register's Office for said County, described according to a survey made by Parrish Engineers, Inc., December 9, 1965, as follows:
>
> Beginning as a point in the center line of Cartwright Street at the intersection of the center line of said Cartwright Street and the center line of Connell Street; thence with the center line of said Cartwright Street, North 17 degrees 45 minutes West 220 feet to a railroad spike; thence North 28 degrees 57 minutes East 198.86 feet to a point in the west right-of-way of I-65; thence with the same, South 21 degrees 24 minutes East 430 feet, more or less, to an iron stake in fence; thence South 59 degrees 41 minutes West 106.72 feet to an iron stake; thence North 18 degrees 20 minutes West 211.44 feet to the center line of Connell Street; thence with the same, South 61 degrees 5 minutes West 117.68 feet to the point of beginning.
>
> Being the same property conveyed to Clarence Stone and Charles A. Wilson as tenants in common from Old Hickory Tool and Die Company, Inc., by Warranty Deed dated July 20, 1973, of record in Book 4733, Page 810, Register's Office of

Davidson County, Tennessee. Reference is further made to Quitclaim Deed of record in Book 8819, Page 933, Register's Office of Davidson County, Tennessee.

For purposes of this conveyance and as referenced herein, Clarence Stone and Clarence Stone, Jr. are one and the same person.

This conveyance is made subject to all the restrictions, taxes, easements, zoning and building regulations which may affect the premises herein conveyed.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises. This transfer is by Quitclaim and no warranty about title is made.

Witness my hand on this the 29th day of February 2016.

ESTATE OF CLARENCE STONE, JR.

By: Frances A Stone - Executrix
Frances A. Stone, Executrix

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public, personally appeared **Frances A. Stone**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the Executrix of the **Estate of Clarence Stone, Jr.**, and that as Executrix, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate as Executrix.

WITNESS my hand and official seal at office this 29th day of February, 2016.

NOTARY PUBLIC
My commission expires: 8/20/19

KYLE B. HECKMAN NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $ -0-.

Frances A Stone
AFFIANT

Subscribed and sworn to before me on this 29th day of February 2016.

NOTARY PUBLIC
My commission expires: 8/20/19

KYLE B. HECKMAN NOTARY PUBLIC STATE OF TENNESSEE