Davidson County DEEDQC
Recvd: 03/22/16 15:12 6 pgs
Fees:32.00 Taxes:0.00
20160322-0027227

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

Address New Owner(s)	Send Tax Bills To:	Parcel ID Number(s)
Melinda S. Atkinson and Loretta D. Proctor 6047 Lee Road Smyrna, TN 37167	Same	16300012300 Davidson County

EXECUTOR'S QUITCLAIM DEED

WHEREAS, Maybell Harding (the "Decedent") died testate on December 20, 2015, leaving a Last Will and Testament dated July 24, 2007 (the "Will"); and

WHEREAS, at the time of her death, the Decedent owned an undivided one-half (1/2) interest in and to the real property described on Exhibit A hereto (the "Property"); and

WHEREAS, in accordance with the terms of the Will, the Property passes to the trustee of the Maybell Harding Family Trust (the "Family Trust"); and

WHEREAS, Melinda S. Atkinson (formerly known as Melinda S. Harding) and Loretta D. Proctor are the duly qualified and acting Co-Executors of the Estate of Maybell Harding and Co-Trustees of the Family Trust; and

WHEREAS, the Decedent's husband, William R. Harding, previously died on May 22, 2015, and henceforth upon the death of the Decedent, the Property passes to Melinda S. Atkinson and Loretta D. Proctor, in their individual capacities.

NOW THEREFOR AND IN CONSIDERATION OF One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, and pursuant to the requirements of the said Will and Family Trust, MELINDA S. ATKINSON and LORETTA D. PROCTOR as CO-EXECUTORS OF THE ESTATE OF MAYBELL HARDING, hereby quitclaim and convey to MELINDA S. ATKINSON and LORETTA D. PROCTOR, as equal tenants in common, their heirs and assigns, all of their right, title and interest as Executors of the Estate of Maybell Harding in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described on Exhibit A hereto.

This is improved property known as 774 Bell Road, Antioch, Tennessee.

The descriptions herein are the same as those contained in the prior instruments.

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

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 12th day of March, 2016.

Melinda S. Atkinson

Melinda S. Atkinson, Co-Executor of the Estate of Maybell Harding

Loretta D. Proctor

Loretta D. Proctor, Co-Executor of the Estate of Maybell Harding

ACKNOWLEDGED:

Melinda S Atkinson

Melinda S. Atkinson, Co-Trustee of the Maybell Harding Family Trust

Loretta D Proctor

Loretta D. Proctor, Co-Trustee of the Maybell Harding Family Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, MELIDNA S. ATKINSON, 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 as Co-Executor of the Estate of Maybell Harding and as Co-Trustee of the Maybell Harding Family Trust for the purposes therein contained.

WITNESS my hand, at office, this 12th day of March, 2016.

Notary Public

My Commission Expires:
11/18/18

CHARELLE JOHNSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, LORETTA D. PROCTOR, 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 as Co-Executor of the Estate of Maybell Harding and as Co-Trustee of the Maybell Harding Family Trust for the purposes therein contained.

WITNESS my hand, at office, this 12th day of March, 2016.

Notary Public

My Commission Expires:
11/18/18

CHARELLE JOHNSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Lenetta Proctor / Melinda D. Atkins

Affiant

Subscribed and sworn to before me this
12th day of March, 2016.

Notary Public

My Commission Expires:
11/18/18

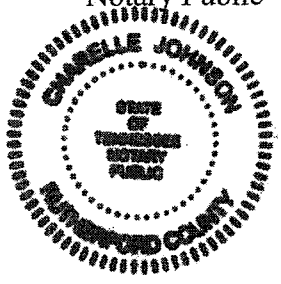


EXHIBIT A

Land in the 2nd Civil District, lying on the easterly side of Old Hickory Blvd.

Beginning at an iron pin in the easterly margin of Old Hickory Blvd. at the southwest corner of a 2 acre tract conveyed to Norman Harding by deed from J. H. Morgan; thence S 87° 44' E 386.3 feet along Harding's south line; thence S 33° 54' West 215 feet to an iron pin; thence N 87° 59' W 391 feet to an iron pin in the easterly margin of said road; thence N. 34° 05' E along the easterly margin of said Old Hickory Blvd. 220 feet to the point of beginning and containing 2 acres.

Being the same property conveyed to MAYBELL HARDING and MAYBELL HARDING, as equal tenants in common, by Instrument Number 20070828-0102840, Register's Office of Davidson County, Tennessee.

16083078.2

True Copy Certification

I, _Lucretia Albert_, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Lucretia Albert
Signature

State of Tennessee

County of Davidson

Personally appeared before me, _Heather C. Dye_, a notary public for this county and state, _Lucretia Albert_ who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather C. Dye
Notary's Signature

My Commission expires: 8/20/2019

Notary's Seal (if on paper)

