Davidson County DEEDQC
Recvd: 03/28/16 12:00 4 pgs
Fees:22.00 Taxes:0.00
20160328-0028702

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)
Lynn Holt Ragland, as Trustee of the James Black Ragland Jr. Revocable Trust 2405 Valley Brook Road Nashville, TN 37215	Same	Map 117 Parcel 117.10

EXECUTOR'S QUITCLAIM DEED

WHEREAS, James Black Ragland Jr. died testate on July 19, 2015, leaving a Last Will and Testament dated August 18, 2004, which has been probated and is properly recorded in Docket Number 15P-1337 Probate Court Clerk's Office for Davidson County, Tennessee; and

WHEREAS, Lynn Holt Ragland is the duly qualified and acting Executor of the Estate of James Black Ragland Jr.; and

WHEREAS, James Black Ragland Jr., owned the real property described below (the "Property"); and

WHEREAS, the Will directs that the residuary estate of the said James Black Ragland Jr., of which the Property is a part, be distributed to the James Black Ragland Jr. Revocable Trust established on August 3, 2013 (the "James Black Ragland Jr. Revocable Trust").

NOW, THEREFORE, FOR 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, LYNN HOLT RAGLAND, as EXECUTOR OF THE ESTATE OF JAMES BLACK RAGLAND JR., and not further or otherwise, hereby quitclaims and conveys to LYNN HOLT RAGLAND, as TRUSTEE OF THE JAMES BLACK RAGLAND JR. REVOCABLE TRUST, her successors and assigns, with full power to convey, sell, mortgage, lease or otherwise transfer or encumber without the joinder or consent of any beneficiary, all of her right, title and interest as Executor of the Estate of James Black Ragland Jr. in and to the real property located in Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 3 of Black 9 on the Plan of Woodmont Estates, as of record in Book 974, Page 29 in the Register's Office for said County.
>
> Said Lot No. 3 fronts 152.5 feet on the southerly side of Valley Brook Road and extends back 331.1 feet on the easterly line and 385.5 feet on the westerly line to a dead line in the rear on which it measures 158 feet thereon.

Being the same property conveyed to James Black Ragland Jr, by deed of record recorded Deed Book 00006938 Page 0000697, Register's Office for Davidson County, Tennessee, the said James Black Ragland, Jr. conveyed an undivided fifty percent interest in and to the property to Lynn Holt Ragland by Deed of Record in Instrument 20080616-0061361.

The description herein is the same as that contained in the prior deeds.

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

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 5 day of February, 2016.

Lynn Holt Ragland

Lynn Holt Ragland, as Executor of the Estate of James Black Ragland Jr., and not further or otherwise

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Lynn Holt Ragland, 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 the Executor of the Estate of James Black Ragland Jr. for the purposes therein contained.

WITNESS my hand, at office, this 5 day of February, 2016.

Notary Public

My Commission Expires:

5/3/16

JOHN STAUFFER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Comm. Expires May 3, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Lynn Holt Ragland

Lynn Holt Ragland, as Trustee of the James Black Ragland Jr. Revocable Trust, and not further or otherwise

Subscribed and sworn to before me
this 5 day of February, 2016.

Notary Public

My Commission Expires:

5/3/16

15615210.1

JOHN STAUFFER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Comm. Expires May 3, 2016

True Copy Certification

I, A. Danielle Burns, do hereby make oath that I am 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.

A. Danielle Burns
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lucretia Albert, a notary public for this county and state, A. Danielle Burns who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lucretia Albert
Notary's Signature

My Commission Expires: May 6, 2019
Notary' Seal (if on paper)

