Davidson County DEEDQC
Recvd: 04/18/16 16:04 8 pgs
Fees:42.00 Taxes:0.00
20160418-0037433

THIS INSTRUMENT PREPARED BY:

X-0161C
Box #14

ATTORNEYS TITLE COMPANY, INC
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Mary Ann Green Harris, Trustee, Ellen Green Tipton, Roberta Green Wheeler, Trustee, and James R. Green c/o Mary Ann Harris 1051 Lynnwood Boulevard Nashville, TN 37215	New Owner	09314002900

QUITCLAIM DEED
(Joined by Executrix and Estate Beneficiaries)

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **Mary Ann Green Harris, Executrix of The Estate of Mary Regan Green joined by Mary Ann Green Harris, an Individual, Ellen Green Tipton, Roberta Green Wheeler and James Regan Green,** hereinafter collectively called the Grantors, by these presents do transfer and quitclaim to **Mary Ann Harris, Trustee of the Mary Regan Green GST Trust fbo Mary Green Harris as to an undivided five-fourteenths (5/14^{ths}) interest, Ellen Green Tipton as to an undivided two-fourteenths (2/14^{ths}) interest, Roberta Green Wheeler, Trustee of the Mary Regan Green GST Trust fbo Roberta Wheeler as to an undivided six-fourteenths (6/14^{ths}) interest and James Regan Green as to an undivided one-fourteenth (1/14th) interest,** hereinafter collectively called the Grantees, their heirs, successors and assigns, all of Grantors' interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibits A hereto attached.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

This Quitclaim Deed has been executed and delivered by the Executrix of the Estate of Mary Regan Green to clarify and/or confirm the vesting of the various interests in the property described in this deed. Mary Regan Green died October 1, 2012 leaving a Last Will and Testament which has been admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee under Case No. 12P-1640. Pursuant to said Will, the property has been devised to the Grantees in the manner and percentage or fractional interests as described herein.

Mary Ann Green Harris and Roberta Green Wheeler acknowledge that the interest in the property allocated to them under the said Will has been allocated and conveyed to them in their capacity as Trustees of their respective trusts, which were established under the said Will, rather than as individuals. They each have joined in the execution and delivery of this Quitclaim Deed to express their consent to the conveyance to themselves as Trustees rather than as individuals. To the extent that the Will included an alternative allocation to each of them as individuals, each of Mary Ann Green Harris and Roberta Green Wheeler hereby convey any such individual interests to themselves respectively as Trustees as recited above.

The Grantors acknowledge that the property described herein was previously administered or inherited through the Estate of Mary Mooney Regan, who was the mother of the said Mary Regan Green. The said Mary Mooney Regan died April 10, 1971 leaving a Last Will and Testament which was admitted to probate in the Probate Court for Davidson County, Tennessee under Case No. 55774. A copy of said Will is of record in Will Book 100, Page 273, Probate Court Clerk's Office. Under said Will, Mary Regan Green was named as the Executrix and Trustee of a trust as described in said Will. The Will of Mary Mooney Regan was interpreted in a proceeding filed in the year 1971 in the Chancery Court for Davidson County, Tennessee and it was determined that the real property which was devised under said Will (including the property described herein) was devised to Mary Regan Green individually and not as Trustee of the trust as described in said Will. A copy of the Chancellor's Decree providing such interpretation is recorded as Instrument No. 20151230-0130866, Register's Office for Davidson County, Tennessee. To the extent, if any, that the Grantors would have inherited a difference percentage or fractional interest in the above described property had Mary Regan Green held title to said property in trust rather than as an individual, the execution and delivery of this deed shall be construed to resolve and waive any contrary interpretation which might have resulted had the Will of Mary Mooney Regan been interpreted to leave the real property assets in trust. The Grantors waive any right to claim that their own separate interests, whether as potential residual beneficiaries of the said trust or otherwise, may not have been adequately represented or adjudicated in the above mentioned Chancery Court proceeding which was conducted in the year 1971.

IN WITNESS WHEREOF, this instrument has been executed this 14th day of April, 2016.

Mary Ann Green Harris, Executrix of the Estate of Mary Regan Green

Mary Ann Green Harris, Executrix of the Estate of Mary Regan Green

Mary Ann Green Harris, an Individual

Mary Ann Green Harris, an Individual

Additional Signatures and applicable Notary Acknowledgements appear on the following pages.

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mary Ann Green Harris, Executrix of the Estate of Mary Regan Green, 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of April, 2016.

Jessica D. Puckett
NOTARY PUBLIC
My Commission Expires: Sept. 11th, 2017

JESSICA D. PUCKETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mary Ann Green Harris, an Individual, 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of April, 2016.

Jessica D. Puckett
NOTARY PUBLIC
My Commission Expires: Sept. 11th, 2017

JESSICA D. PUCKETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

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

Affiant

Subscribed and sworn to before me this 14th day of April, 2016.

Jessica D. Puckett
Notary Public
My commission expires: Sept. 11th, 2017

JESSICA D. PUCKETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SIGNATURE AND NOTARY ADDENDUM TO QUITCLAIM DEED
(Joined by Executrix and Estate Beneficiaries)

IN WITNESS WHEREOF, this instrument has been executed this 14 day of April, 2016.

Ellen Green Tipton

COMMONWEALTH OF VIRGINIA]
COUNTY OF FAIRFAX]

BEFORE me, the undersigned, a Notary Public of the State or Commonwealth and County aforesaid, personally appeared Ellen Green Tipton, an Individual, 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Annandale, Virginia, this 14 day of April, 2016.

ELSA VANESSA HERNANDEZ
Notary Public
Commonwealth of Virginia
7557123
My Commission Expires Sep 30, 2017

NOTARY PUBLIC
My Commission Expires: 09/30/2017

SIGNATURE AND NOTARY ADDENDUM TO QUITCLAIM DEED
(Joined by Executrix and Estate Beneficiaries)

IN WITNESS WHEREOF, this instrument has been executed this 14 day of April, 2016.

Roberta Green Wheeler

STATE/DISTRICT OF Minnesota]
COUNTY/CITY OF Hennepin]

BEFORE me, the undersigned, a Notary Public of the State or District and County or City aforesaid, personally appeared Roberta Green Wheeler, an Individual, 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Hopkins, MN, this 14 day of April, 2016.

KHYMYLE DIJAHN MIMS
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2018

NOTARY PUBLIC
My Commission Expires: Jan 31, 2018

SIGNATURE AND NOTARY ADDENDUM TO QUITCLAIM DEED
(Joined by Executrix and Estate Beneficiaries)

IN WITNESS WHEREOF, this instrument has been executed this 14th day of April, 2016.

James Regan Green

STATE OF TENNESSEE]
COUNTY OF Knox]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James Regan Green, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at 118 N Peters Rd Knoxville, Tennessee, this 14th day of April, 2016.

Ian McCormack
NOTARY PUBLIC
My Commission Expires: 10/8/19

IAN McCORMACK NOTARY PUBLIC AT LARGE KNOX COUNTY TN

Exhibit A

Legal Description for 609 9th Avenue South, Nashville, TN
[M/P 09314002900 (Davidson)]

Part 1:

LAND in Davidson County, Tennessee, being the north part of Lot No. 22 on the Plan of Bass First Addition, as of record in Book 21, page 114, said Register's Office, described according to a survey prepared by Barge, Waggoner & Sumner, Engineers, dated September 30, 1969, as follows:

Said lot fronts 30 feet on the west side of 9th Avenue South, as to be widened and extends back between parallel lines, 140 feet to an alley.

BEING the same property conveyed to Mamie Mooney Regan by Deed from The Nashville Housing Authority, dated January 23, 1970, of record in Book 4396, page 5, and re-recorded in Book 4399, page 390, Register's Office for Davidson County, Tennessee.

Part 2:

LAND in Davidson County, Tennessee, being Lot Nos. 20 and 21, and 6 inches off the south side of Lot No. 19 in the John M. Bass First Addition to Nashville, a plan of which is of record in Book 21, page 114, Register's Office for Davidson County, Tennessee. Said property is further described as follows:

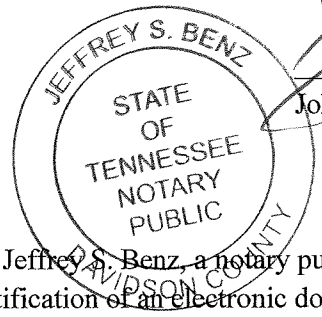
Said lots and part of said lot front together 96 ½ feet on the west side of Conner Street and run back, between parallel lines, 150 feet to a fifteen-foot alley.

BEING all the property conveyed to J. P. Regan and Mary M. Regan, his wife by deed from The Fidelity Trust Company, a Tennessee corporation, dated February 21, 1927, of record in Book 700, page 696, Register's Office for Davidson County, Tennessee.

Mary M. Regan being one and the same person as Mamie Mooney Regan.

The said James P. Regan died August 9, 1963 and the property which had been held as tenants by the entirety (being Part 2 of the above described property) vested in Mary M. Regan as surviving tenant by the entirety. The said Mary M. Regan died April 10, 1971 leaving a Last Will and Testament which was admitted to probate in the Probate Court for Davidson County, Tennessee under Case No. 55774, a copy of which is of record in Will Book 100, page 273, Probate Court of Davidson County, Tennessee. Pursuant to said Will, the property was devised to Mary Regan Green. For further reference, see Decree providing judicial interpretation of such Will recorded as Instrument No. 20151230-0130866, Register's Office for Davidson County, Tennessee.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.



John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019