BILL GARRETT, Davidson County
Trans:T20160038284 DEEDQC
Recvd: 05/09/16 10:19 3 pgs
Fees:17.00 Taxes:0.00
20160509-0045620

THIS INSTRUMENT PREPARED BY:
Danny Ross Dickerson, Attorney at Law
4800 Charlotte Avenue
Nashville, Tennessee 37209

This instrument has been prepared from information solely furnished by the parties and no independent title search has been performed.

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Numbers
Jodie Ann Kloke 436 Owendale Drive Nashville, Tennessee 37217	Same	15005005000 Formerly referenced as Map 150-5, Parcel 50, 2D 39228

FOR AND IN CONSIDERATION in settlement of the Estate of Phillip D. Hooper, who died testate on August 31, 2012, and his estate being duly probated by the Seventh Circuit Court of Davidson County, Probate Division, Tennessee, and his Last Will and Testament being of record under Docket #12P-1765, said Probate Court; and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, JODIE ANN KLOKE, EXECUTRIX OF THE ESTATE OF PHILLIP D. HOOPER, DECEASED ("GRANTOR"), being lawfully empowered under said Last Will and Testament, does hereby quitclaim, transfer and convey to the sole beneficiary of said Last Will and Testament JODIE ANN KLOKE, an unmarried person, ("GRANTEE"), her heirs and assigns, all of GRANTOR'S undivided right, title and fee simple interest in and to the following described tract or parcel of land in Davidson County, Tennessee, to wit:

BEING Lot No. 208 on the plan of Section II, Cherry Hills, of record in Book 3700, Page 143, Register's Office for said County, described as follows:

Said Lot No. 208 fronts 81.28 feet on the easterly margin of Owendale Drive and extends back 141.82 feet on the northerly line and 142.0 feet on the southerly line to a dead line in the rear, measuring 78.15 feet thereon.

BEING THE SAME PROPERTY conveyed to Richard A. Nichols and wife, Bettye J. Nichols, by deed from Keith Qualls and wife, Rebecca H. Qualls, of record in Book 6277, Page 448, Register's Office for Davidson County, Tennessee; and being further conveyed to Phillip D. Hooper, by deed from Richard A. Nichols and wife, Bettye J. Nichols, of record in Book 6976, Page 659, and the said Phillip D. Hooper having since died testate on August 31, 2012, lawfully seized of said property, his estate duly probated in the Seventh Circuit Court of Davidson County, Probate Division, Tennessee, and his Last Will and Testament being of record under Docket Number 12P-1765, said Probate Court, and title having vested in the sole beneficiary of said Last will and Testament Jodie Ann Kloke, the GRANTEE herein, and this instrument having been executed by JODIE ANN KLOKE, EXECUTRIX OF THE ESTATE OF PHILLIP D. HOOPER, DECEASED ("GRANTOR") to perfect title of record in said lawfully vested GRANTEE.

The property herein conveyed is subject to restrictive covenants of record in Book 4178, Page 786, Register's Office for Davidson County, Tennessee, and to the matters set forth in the above mentioned plan of record.

THIS DESCRIPTION is the same as that contained in the previous instrument of record, with the exceptions of adding the book and page number of said prior instrument of record, describing vesting of title under Tennessee law; and, correcting a scrivener error in the prior deed description regarding restrictive covenants from "Cook 4178" to "Book 4178."

This is IMPROVED property known as 436 Owendale Drive, Nashville, Tennessee 37217.

IN WITNESS WHEREOF, I have hereunto set my hand this 4 day of May, 2016.

ESTATE OF PHILLIP DWAINE HOOPER

By: Jodie Ann Kloke
JODIE ANN KLOKE, EXECUTRIX

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, JODIE ANN KLOKE, EXECUTRIX OF THE ESTATE OF PHILLIP DWAINE HOOPER, the within named bargainor(s), with whom I am personally acquainted (or

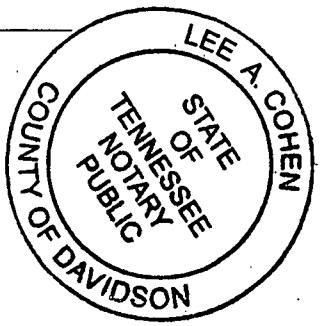
proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of May, 2016.

Lee A. Cohen
Notary Public

My Commission Expires:

11/5/2018



STATE OF TN)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is NONE.

Affiant

Sworn to and subscribed before me this 4 day of May, 2016.

Lee A. Cohen
Notary Public

My Commission Expires:

11/5/2018

