BILL GARRETT, Davidson County
Trans:T20160046797 DEEDQC
Recvd: 06/03/16 08:58 3 pgs
Fees:17.00 Taxes:0.00
20160603-0055965

This Instrument Prepared By:

Steven K. Wood, Attorney
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
Baker Donelson Center, Suite 800
211 Commerce Street
Nashville, Tennessee 37201

Address New Owner as Follows:	*Send Tax Bills To*
Jennifer Michelle Cripps 4010 Ridgemont Drive Nashville, TN 37207	Same
Map & Parcel No.: 041 10 0 037.00	

EXECUTOR QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **JENNIFER MICHELLE CRIPPS**, the duly-appointed **EXECUTOR OF THE ESTATE OF JAMES KENNETH HANDY**, deceased (the "decedent"), who died on July 21, 2015, and whose estate is being administered in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), Case No. 15P1499, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the distribution of the estate of the decedent pursuant to the decedent's will which was duly admitted to probate and of record at the Clerk's Office of the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), hereby releases, remises and quitclaims unto **JENNIFER MICHELLE CRIPPS**, all of the right, title and interest of the decedent and the decedent's estate in and to a certain tract or parcel of land in Davidson County, Tennessee, described more particularly as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 2 of the Resubdivision of Lots 477-A and 477-B, Bellshire Estates, Section "B", of record in book 11190, page 69, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more detailed description of said lot.

Being the same property conveyed to James K. Handy, an unmarried man, by deed from Jennifer Michelle Cripps and Jennie Joanna Camp, recorded as Instrument No. 20100602-0042317, Register's Office for Davidson County, Tennessee. The said James K. Handy also known as James Kenneth Handy having since died testate on July 21, 2015. Pursuant to the terms of the Will of James Kenneth Handy admitted to Probate Division as Docket No. 15P1499, Seventh Circuit Court of Davidson County, Tennessee, subject property was made part of the Probate Estate and Jennifer Michelle Cripps, Executor was given full power to convey subject property.

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

This property is improved property known as 4010 Ridgemont Drive, Nashville, TN 37207.

Executed this 19 day of May, 2016.

ESTATE OF JAMES KENNETH HANDY

Jennifer Michelle Cripps

Jennifer Michelle Cripps, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Jennifer Michelle Cripps, Executor of the Estate of James Kenneth Handy with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 19 day of MAY, 2016.

ALVIN JOHNSON, SR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 11/6/2017

STATE OF TENNESSEE
COUNTY OF

The actual consideration for this transfer is $0.

This transfer is exempt from real estate transfer tax pursuant to Tennessee Code Annotated Section 67-4-409 (A)(3)(D).

Jennifer Michelle Cupps
Affiant

Subscribed and sworn to before me, this 19 day of MAY, 2016.

Notary Public

My Commission Expires: 11/6/2017

