BILL GARRETT, Davidson County
Trans:T20160051812 DEEDQC
Recvd: 06/17/16 16:09 4 pgs
Fees:22.00 Taxes:0.00
20160617-0062036

This Instrument Prepared by:
MARTIN A. KOOPERMAN
Attorney at Law
KOOPERMAN, MONDELLI & LEONARDO
603 Woodland Street
Nashville, TN 37206-4211
(615) 259-1214

This firm did not conduct a title search, issue a title opinion letter, or issue the title insurance regarding the sale of this property.

QUITCLAIM DEED FROM THE EXECUTRIX OF THE ESTATE OF JAMES D. BRYANT

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Doris Jean Bryant Xavier Lavender 607 S. 10th St. Nashville, TN 37206	Same	18W12734 93-4 123

JAMES D. BRYANT died on November 7th, 2014, leaving a Will dated December 19th, 2013. The Will was admitted to probate on February 4th, 2016 in the Probate Court for Davidson County, Tennessee, Docket No. 15P-120, wherein James D. Bryant, Jr. fully disclaimed any interest in the herein described real property, leaving the property to Doris Jean Bryant and Xavier Lavender. The Will named GWENDOLYN LAVENDER as Executrix. The Executrix is duly qualified. All debts of the Decedent have been paid. The inheritance tax clearance has been received, being Account No. 442099347, a copy of which is attached as Exhibit A. The Executrix, by signing this Quit Claim Deed, releases any right the Executrix has to recover this property in the event of the subsequent insolvency of this Estate. In accordance with the Will of JAMES D. BRYANT, GWENDOLYN LAVENDER, Executrix, quit claims to DORIS JEAN BRYANT and XAVIER LAVENDER, in equal shares, with a life estate reserved for herself as directed in the Last Will and Testament of James D. Bryant, all right, title and interest in the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 8 on the Map of Shelby Hills Subdivision, of record in Book 3600, Page 17, Register's Office for said County.

Said Lot No. 8 fronts 50 feet on the easterly side of South 10th Street and runs back between parallel lines 205.10 feet to a line at the rear on which it measures 50 feet thereon.

Being the same property conveyed to James D. Bryant and wife, Dorothy Bryant, by deed from Nettie Elizabeth Spurlock Laycox and Ronald Wayne Campbell dated August 22nd, 1978 and of record in Book 5330, Page 388, Register's Office for Davidson County, Tennessee. The said Dorothy Bryant predeceased her husband, James D. Bryant, on April 20th, 1997.

THIS is improved property known as 607 South 10th Street, Nashville, Davidson County, Tennessee 37206.

WITNESS my hand this 17th day of June, 2016.

Gwendolyn Lavender, Executrix

GWENDOLYN LAVENDER, Executrix of the Estate of James D. Bryant

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,, the within named Executrix, Gwendolyn Lavender, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that she is the Executrix of the Estate of James D. Bryant, and that as such Executrix, she executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of June, 2016.

Martin A. Koonce

NOTARY PUBLIC
My Commission Expires: 3/8/17

MARTIN A. KOONCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Gwendolyn Lavender
AFFIANT

Sworn to and subscribed before me this
17th day of June, 2016.

Martin D. Koop
NOTARY PUBLIC
My Commission Expires: 3/10/19

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

N0019001 8503560151028

DAVIDSON COUNTY PROBATE COURT
DOCKET NO: 15P-120

TENNESSEE DEPARTMENT OF REVENUE

Inheritance Tax Closing Letter (This is not a bill for tax due)

October 31, 2015

ESTATE OF JAMES D BRYANT
ATTN: MARTIN KOOPERMAN
603 WOODLAND ST
NASHVILLE TN 37206-4211

Account Type:	INHERIT TX
Account No.:	442099347
Date of Death:	November 7, 2014
County:	DAVIDSON
SSN:	XXX-XX-2251

A sworn return for inheritance tax has been filed with this department by the representative of the above estate.

As provided in Section 67-8-420, Tennessee Code Annotated, this receipt or certificate authorizes the court of the county in which such estate was administered to permit a final settlement or accounting by the estate representative.

The liability, as denoted in this closure letter, has been paid to the State of Tennessee. This is not a bill:

Inheritance Tax:	$0.00
Estate Tax:	$0.00
Interest:	$0.00
Penalty:	$0.00
Total:	$0.00

DETACH BELOW AND RETAIN FOR YOUR RECORDS

TENNESSEE DEPARTMENT OF REVENUE

ESTATE OF JAMES D BRYANT
ATTN: MARTIN KOOPERMAN
603 WOODLAND ST
NASHVILLE, TN 37206-4211

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EXHIBIT A