BILL GARRETT, Davidson County
Trans:T20160059958 DEEDQC
Recvd: 07/13/16 11:50 12 pgs
Fees:62.00 Taxes:0.00
20160713-0071754

THIS INSTRUMENT PREPARED BY: **WESLEY D. TURNER** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South, Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF Georgia) COUNTY OF Fulton) The actual consideration for this transfer is -0-. _____ Affiant Subscribed and sworn to before me, this 29 day of June, 2016. _____ Notary Public My commission expires: _____

RICHARD CARICO NOTARY PUBLIC EXPIRES GEORGIA June 8, 2018 FULTON COUNTY

Address New Owner As Follows:
Welch Family Real Estate Holdings, LLC
c/o Terri Schmidt-Fellner
275 King Road
Atlanta, GA 30342

Send Tax Bills To:
SAME

Map-Parcel Number:
Tract 1: 10415045900
Tract 2: 10415044700
Tract 3: 10415047100
Tract 4: 11710013000

EXECUTOR'S AND BENEFICIARIES' QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **TERRI SCHMIDT-FELLNER, EXECUTOR OF THE ESTATE OF TED WELCH,** deceased ("Executor"), who died on March 8, 2014, and whose estate is being administered in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), Docket No. 14P-468, and the beneficiaries under said

will, **COLLEEN CONWAY WELCH, CO-TRUSTEE and TERRI W. SCHMIDT-FELLNER, CO-TRUSTEE OF THE QTIP MARITAL T/U/W TED HOUSTON WELCH F/B/O COLLEEN CONWAY-WELCH, ALICIA WELCH DAVENPORT, TERRI W. SCHMIDT-FELLNER, TERRI W. SCHMIDT-FELLNER, TRUSTEE OF THE KALA JAN WELCH MACLEOD CHILDREN'S T/U/W TED HOUSTON WELCH F/B/O LAUREN ELIZABETH MACLEOD AND MEREDITH ANNE MACLEOD, AND LAUREN ELIZABETH MACLEOD,** (collectively the "Beneficiaries") (Executor and Beneficiaries being herein collectively called the "Grantors") for good and valuable consideration, the receipt of which is hereby acknowledged, hereby release, remise and quitclaim unto **WELCH FAMILY REAL ESTATE HOLDINGS, LLC,** a Tennessee limited liability company, all the right, title and interest of the Grantors in and to land in Davidson County, Tennessee, described more particularly as follows:

TRACT 1:

2409 21ST AVENUE SOUTH – Map and Parcel 10415045900 (Mailing address is 2409. Tax Assessor's Address is 2405)

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of a resubdivision of Lot No. 69 on the Plan of Belair Subdivision of record in Book 4860, page 14, Register's Office for said County, described as follows:

> BEGINNING at a point in the northerly margin of Westwood Avenue, said point being the common front corner of Lots Nos. 1 and 2; thence with the east line of Lot No. 1 north 8° 43' east 183.93 feet to a point; thence south 80° 59' east 234.0 feet to a point in the westerly margin of 21st Avenue South, formerly Hillsboro Road; thence with said westerly margin of 21st Avenue South south 37° 33' west 186.79 feet to a point at the beginning of a curve in a southwesterly direction a distance of 19.98 feet to a point in the northerly margin of Westwood Avenue; thence with said northerly margin of Westwood Avenue north 81° 45' west 124.44 feet to the point of beginning.

Being the same property conveyed to Ted Welch by deed from Jack E. Mattan, Delbert Carraher, Pierre Goffaux, Bertrand H. Michels and Roland Pattyn, of record in Book 5906, page 787 Register's Office of Davidson County, Tennessee.

TRACT 2:

2416 21ST AVENUE SOUTH – Map and Parcel 10415044700

Land in Davidson County, Tennessee, being Lot No. 1 on the Resubdivision of Lot One of Sweetbriar Place Subdivision, of record in Book 7900, page 168, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Ted Welch by deed from 2416 Building, a limited partnership, of record in Book 7199, page 154, Register's Office for Davidson County, Tennessee.

TRACT 3:

2424 21ST AVENUE SOUTH – Map and Parcel 10415047100

Land in Davidson County, Tennessee, being Lot No. 2 on the Resubdivision of Lot One of Sweetbriar Place Subdivision, of record in Book 7900, page 168, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Ted Welch by deed from 2416 Building, a limited partnership, of record in Book 7199, page 154, Register's Office for Davidson County, Tennessee.

TRACT 4:

2120 CRESTMOOR ROAD – Map and Parcel 11710013000

A certain lot or parcel of land situated, lying and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being Lot No. 4 of Block "B" on the Map of Hillsboro Views Development Company's Subdivision of record in Book 974, pages 64 and 65, Register's Office for said County, as follows:

Said Lot No. 4 fronts 100 feet on the southerly side of Crestmoor Drive, as presently established and runs back 172.3 feet on the westerly line and 171.3 feet on the southerly line to a dead line measuring 100 feet thereon.

Being the same property conveyed to Ted Welch by deed from William T. Warren, III, unmarried, by deed of record in Book 5177, page 173, Register's Office for Davidson County, Tennessee.

The said Ted Welch having since died on March 8, 2014 and by his Will admitted to probate in the Seventh Circuit Court of Davidson County, Tennessee, (Probate Division), Docket No. 14P-468, Terri Schmidt-Fellner was granted Letters Testamentary appointing her Executor of the Estate. Terri Schmidt-Fellner, Executor of the Estate of Ted Welch and the beneficiaries of the Will of Ted Welch have joined in this instrument to quitclaim any and all interest in the subject property.

This is improved property known as 2409 (mailing address), 2416 and 2424 21ST Avenue South, Nashville, TN 37212 and 2120 Crestmoor Road, Nashville, TN 37215.

The legal descriptions of Tracts 1 and 4 are the same as the previous deeds of record. The legal description of Tracts and 2 and 3 were prepared by the drafter of this instrument.

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

WITNESS our hands the 29 day of June, 2016.

EXECUTOR:

Terri Schmidt-Fellner, Executor of the Estate of Ted Welch, deceased

STATE OF Georgia)
COUNTY OF Fulton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TERRI SCHMIDT-FELLNER, EXECUTOR OF THE ESTATE OF TED WELCH, DECEASED**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day June, 2016.

RICHARD CARICO NOTARY PUBLIC EXPIRES GEORGIA June 8, 2018 FULTON COUNTY

Notary Public

My Commission Expires: _____

652255.1/2015321

BENEFICIARY:

Colleen Conway-Welch

Colleen Conway-Welch, Co-Trustee of the QTIP Marital T/U/W Ted Houston Welch F/B/O Colleen Conway-Welch

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **COLLEEN CONWAY-WELCH, CO-TRUSTEE OF THE QTIP MARITAL T/U/W TED HOUSTON WELCH F/B/O COLLEEN CONWAY-WELCH**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8 day July, 2016.

Notary Public

My Commission Expires: July 8, 2019.

SUSANNE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: JULY 08, 2019

BENEFICIARY:

Terri W. Schmidt-Fellner, Co-Trustee of the QTIP Marital T/U/W Ted Houston Welch F/B/O Colleen Conway-Welch

STATE OF Georgia)
COUNTY OF Fulton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TERRI W. SCHMIDT-FELLNER, CO-TRUSTEE OF THE QTIP MARITAL T/U/W TED HOUSTON WELCH F/B/O COLLEEN CONWAY-WELCH**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day June, 2016.

RICHARD CARICO NOTARY PUBLIC EXPIRES GEORGIA June 8, 2018 FULTON COUNTY

Notary Public

My Commission Expires:

652255.1/2015321

BENEFICIARY:

Alicia Welch Davenport

Alicia Welch Davenport

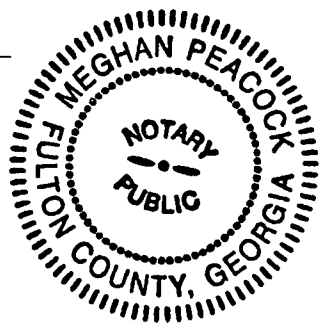
STATE OF Georgia)
COUNTY OF Fulton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ALICIA WELCH DAVENPORT**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day June, 2016.

Notary Public

My Commission Expires: 8-16-16



BENEFICIARY:

Terri W. Schmidt-Fellner

STATE OF Georgia)
COUNTY OF Fulton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TERRI W. SCHMIDT-FELLNER**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day June, 2016.

RICHARD CARICO NOTARY PUBLIC EXPIRES GEORGIA June 8, 2018 FULTON COUNTY

Notary Public

My Commission Expires:

652255.1/2015321

BENEFICIARY:

Terri W. Schmidt-Fellner, Trustee of the Kala Jan Welch MacLeod Children's T/U/W Ted Houston Welch F/B/O Lauren Elizabeth MacLeod and Meredith Anne MacLeod

STATE OF Georgia)
COUNTY OF Fulton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TERRI W. SCHMIDT-FELLNER, TRUSTEE OF THE KALA JAN WELCH MACLEOD CHILDREN'S T/U/W TED HOUSTON WELCH F/B/O LAUREN ELIZABETH MACLEOD AND MEREDITH ANNE MACLEOD**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day June, 2016.

Notary Public

RICHARD CARICO NOTARY PUBLIC EXPIRES GEORGIA June 8, 2018 FULTON COUNTY

My Commission Expires: _____

652255.1/2015321

BENEFICIARY:

Lauren Elizabeth MacLeod

STATE OF TN)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LAUREN ELIZABETH MACLEOD**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

ISABEL R RAMIREZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WITNESS my hand, at office, this 24 day JUNE, 2016.

Notary Public

My Commission Expires: 01/08/2019