BILL GARRETT, Davidson County
Trans:T20160077012 DEEDQC
Recvd: 09/02/16 08:41 3 pgs
Fees:17.00 Taxes:0.00
20160902-0092332

This Instrument Prepared By:
Charles B. Griffith, Attorney
108 Harding Place, Suite 203
Nashville, Tennessee 37205

This instrument was prepared from information supplied by the parties without counsel or advice as to legal consequences, tax-related matters, or any matter related to Medicaid or TennCare benefits. No title examination or settlement has been performed, and the preparer of this instrument is not responsible for any matter that could have been resolved or revealed by such a title examination or by such counsel or settlement.

Address of New Owner:	**Send Tax Bill To:**	**Map and Parcel:**
Marilyn J. Housman		Map 116-4
718 Estes Road	New Owner	
Nashville, Tenn. 37215		Parcel 162

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, JAMES TODD ROBINSON, in his capacity of Personal Representative ("Grantor," herein), has bargained and sold, and does hereby transfer, convey, remise, release and quitclaim, unto MARILYN JANETTE HOUSMAN ("Grantee," herein), her heirs and assigns forever, all right, title and interest in and to the following described real property situated in Davidson County, State of Tennessee, to-wit:

> BEING the southerly 25 feet of Lot No. 5 and the northerly 50 feet of Lot No. 6, Block "L" on the Map of W.M. Cantrell's Subdivision, as of record in Book 332, page 85, Register's Office for said County.
>
> SAID part of Lots 5 and 6 adjoin and front together 75 feet on the easterly side of Estes Avenue, and run back between parallel lines 253.5 feet to an alley in the rear.
>
> BEING the same property conveyed to James H. Robinson and wife, Hazel W. Robinson, by deed from Joseph H. Bowman and wife, Gilda T. Bowman, of record in Book 5063, page 997, said Register's Office, the said Hazel W. Robinson having since deceased.
>
> AND BEING the same property conveyed to James H. Robinson by Quitclaim Deed from Marilyn Janette Housman and James Todd Robinson of record in Book 5225, page 393, said Register's Office.

James H. Robinson died testate on October 27, 2015, and his Last Will & Testament was duly admitted to probate by the Davidson County Probate Court (Docket No. 15-P-2074) by Court Order entered January 6,

2016. Said Last Will & Testament and said Court Order were recorded in the Register's Office for Davidson County, Tennessee, on July 15, 2016 as Instrument No. 20160715-0072800 and Instrument No. 20160715-0072799, respectively. As referenced in said Court Order, the Court appointed the Grantor to serve as Personal Representative of the Estate of James H. Robinson. This quitclaim deed has been executed and delivered to confirm that the above-described property was devised to the within-named Grantee, rather than to any trust which was established under the said Will. The Grantor also executes this Instrument pursuant to the power and authority granted to him in ITEM EIGHT (E) of said Last Will & Testament and pursuant to Tenn. Code Ann. Section 31-2-103. This instrument and the interest hereby released and quitclaimed are subject to such taxes, restrictions, easements, ordinances, limitations and encumbrances as may affect the premises.

WITNESS our hands this the 29 day of AUGUST, 2016.

Grantor:

JAMES TODD ROBINSON, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for and in said state and county, the within-named bargainor, JAMES TODD ROBINSON, 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 this the 29th day of August, 2016.

NOTARY PUBLIC
My Commission Expires: 5.23.18

Charles B. Griffith
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

This transfer of an interest in real property is exempt from transfer tax pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(D), insofar as this Instrument is executed by executors to implement a testamentary devise.

Marilyn Janette Howard
AFFIANT

Sworn to and subscribed before me, this 29th day of August, 2016.

Charles B. Griffith
NOTARY PUBLIC
My Commission Expires: 5.23.18

