(2)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT PREPARED BY:

McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

STATE OF TEXAS
COUNTY OF Taylor

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

Rita Billings
AFFIANT

Subscribed and sworn to before me this 5 day of December, 2016.

NOTARY PUBLIC
My Commission Expires: 10/14/2018

Emily Morrow
Notary Public State of Texas
My Commission Expires
10-14-2018

ADDRESS OF NEW OWNER:
Rita Billings
102 Seminole Street
Tye, Texas 79563

SEND TAX BILLS TO:
New Owner

MAP AND PARCEL NO:
161-11-6.00

BILL GARRETT, Davidson County
Trans:T20160109752 DEEDQC
Recvd: 12/14/16 10:09 4 pgs
Fees:22.00 Taxes:0.00
20161214-0130990

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Carola Muir Martin, a married woman, John Carleton Chastain, a married man, and Rita Billings, formerly known as Rita Faye Chastain, being all the heirs at law of Richard H. Chastain,** Grantors, hereby quitclaim and convey all of their undivided right, title and interest to the hereinafter described property to **Rita Billings, formerly known as Rita Faye Chastain,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 280, on the Plan of Huntington Park, Section 3, of record in Book 4460, page 68, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Wilbur H. Chastain and wife, Juanita T. Chastain by Warranty Deed dated July 17, 1987, from Walter R. Woods, and wife, Karen M. Woods, of record in Book 7300, page 538, Register's Office for Davidson County, Tennessee. The said Wilbur H. Chastain died on May 21, 2004. Juanita T. Chastain, being one and the same person as Juanita L.

Chastain, died October 19, 2006, and her Last Will And Testament was admitted for probate in the Seventh Circuit Court For Davidson County, Tennessee, on November 30, 2006, Case No. 06P-1925. Juanita Chastain was survived by her children Richard H. Chastain, John R. Chastain, Kenneth W. Chastain and James M. Chastain. Richard H. Chastain, being one and the same person as Richard Hall Chastain, died on April 29, 2007, in Taylor County, Texas and his Last Will And Testament was admitted to probate in the County Court of Taylor County Texas on May 17, 2007, Case No. 26096. Richard H. Chastain devised the residue of his estate to his surviving spouse, Rita Faye Chastain, now known as Rita Billings. Carola Muir Martin and John Carleton Chastain, the surviving children of Richard H. Chastain, and Rita Billings, formerly known as Rita Faye Chastain, his surviving spouse, constitute all the heirs at law of Richard H. Chastain as established by Affidavit of Heirship recorded in Instrument No. 20161214-0130989 in the Register's Office for Davidson County, Tennessee. In lieu of probating the Last Will And Testament of Richard H. Chastain in Davidson County, Tennessee, this Quitclaim Deed was executed by the heirs at law of Richard H. Chastain, to convey any interest they have in the herein described property to Rita Billings, formerly known as Rita Faye Chastain, pursuant to the Testamentary intent of Richard H. Chastain.

THIS IS IMPROVED PROPERTY WITH AN ADDRESS OF 582 Huntington Parkway, Nashville, Tennessee 37211.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

This conveyance is dated effective as of this 8 day of October, 2016.

Carola Muir Martin

Carola Muir Martin

John Carleton Chastain

John Carleton Chastain

STATE OF TEXAS
COUNTY OF Taylor

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Carola Muir Martin, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 8th day of November, 2016.

Michelle Kelley
Notary Public

MICHELLE KELLEY
MY COMMISSION EXPIRES
November 19, 2016

My Commission Expires: November 19, 2016

STATE OF TEXAS
COUNTY OF Taylor

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared John Carleton Chastain, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 8th day of November, 2016.

Michelle Kelley
Notary Public

My Commission Expires: November 19, 2016

MICHELLE KELLEY
MY COMMISSION EXPIRES
November 19, 2016

Rita Billings fka Rita Faye Chastain
Rita Billings
Formerly known as Rita Faye Chastain

STATE OF TEXAS
COUNTY OF Taylor

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Rita Billings, formerly known as Rita Faye Chastain, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness ~~my hand and~~ seal, at office, this 5 day of December, 2016.

Notary Public

My Commission Expires: 10/14/2018

Emily Morrow
Notary Public State of Texas
My Commission Expires
10-14-2018