This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

Davidson County DEEDWARR
Recvd: 05/17/17 09:49 5 pgs
Fees:27.00 Taxes:0.00
20170517-0048767

EXECUTORS' DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Marene Thomas 5136 West Oak Highland Drive Antioch, Tennessee 37013	Same	Map 173-4-A Parcel 144

WHEREAS, Wendy A. Welch (the "Decedent") died on November 28, 2016 and Decedent's Last Will and Testament, dated November 23, 2016 was admitted to probate on December 14, 2016, as File No. 16P-2046 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) (the "Will"); and

WHEREAS, Len Horne and Mary Ann Black are the duly appointed Co-Executors (collectively, the "Executor") having the power over all of the Decedent's property excepting the Music Business Interests as defined in Article II of the Will (authority over which is held by Anthony Kornarens pursuant to Special Letters Testamentary issued by the Court); and

WHEREAS, the Executor desires to convey all of the Decedent's right, title and interest in and to certain real property located in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by this reference (the "Property") to Marene Thomas in order to satisfy the specific bequest of such property to her under the terms of the Will; and

NOW, THEREFORE, in consideration of the foregoing premises and no other monetary consideration, the Executor hereby transfers and conveys all of the Executor's right, title and interest in the Property to Marene Thomas (the "Beneficiary").

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Beneficiary, its successors and assigns, forever; and the Executor hereby transfers, assigns, and sets over unto the Beneficiary, all of the Estate's right, title and interest in the said Property with full benefit of the Executor's warranties to the maximum extent that they can or should do as Executor, but not further or otherwise.

IN WITNESS WHEREOF, the Co-Executors have executed this instrument this 11th day of May, 2017.

Len Horne, Co Executor

Len Horne, Co-Executor
Estate of Wendy A. Welch

STATE OF Georgia)
COUNTY OF Dougherty)

Personally appeared before me, a Notary Public in and for said State and County, Len Horne, who upon oath acknowledged that he is the Co-Executor of the Estate of Wendy A. Welch deceased (the "Estate"), the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Albany, Georgia, this 11th day of May, 2017.

Becky E. Rossignol

Notary Public

My Commission Expires: _____

BECKY E ROSSIGNOL NOTARY PUBLIC MY COMMISSION EXPIRES JANUARY 25, 2018 DOUGHERTY COUNTY, GEORGIA

(Additional Signature on Next Page)

Mary Ann Black, Co-Executor
Estate of Wendy A. Welch

STATE OF TENNESSEE)

COUNTY OF Shelby)

Personally appeared before me, a Notary Public in and for said State and County, Mary Ann Black, who upon oath acknowledged that she is the Co-Executor of the Estate of Wendy A. Welch, deceased (the "Estate"), the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Millington, Tennessee, this 3 day of May, 2017.

Notary Public

My Commission Expires: 09-03-2018

REBECCA ROSS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. 67-4-409 (a)(3)(D).

Carla L Lovell
Affiant

Subscribed and sworn to before me this 17th day of May, 2017.

Notary Public

My Commission Expires: 9/11/17

BEVERLY SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Beverly Sebastian
My Commission Expires
September 11, 2017
STATE OF TENNESSEE

EXHIBIT A

Being Lot No. 144, Phase 1 of Oak Highlands of record in Plat Book 6900, Pages 432, 433, 434, and 435, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Wendy A. Welch and Robert A. Welch by Deed from D.B. Construction, Inc., of record in Book 9262, Page 40, Register's Office for Davidson County, Tennessee. Robert A. Welch having since died intestate on June 7, 2012, whose estate was admitted to probate as Docket No. 12P-983 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division).

The legal description is the same as the previous deed of record.

This is improved property located at 5132 West Oak Highland Drive, Antioch, Tennessee 37013.

CERTIFICATE OF AUTHENTICITY

I, Carla L. Lovell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Carla L Lovell

Carla L. Lovell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Carla L. Lovell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 17th day of May, 2017.

Notary Public

My Commission Expires: 9/11/17

BEVERLY SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

NOTARY PUBLIC
Beverly Sebastian
My Commission Expires
September 11, 2017
STATE OF TENNESSEE