BILL GARRETT, Davidson County
Trans:T20170049084 DEEDQC
Recvd: 06/08/17 15:00 3 pgs
Fees:17.00 Taxes:0.00
20170608-0057707

Prepared By:
NEAL & HARWELL, PLC
1201 Demonbreun Street, Suite 1000
Nashville, Tennessee 37203
(615) 244-1713

EXECUTOR'S DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL:
Morris Thurman, Jr., Candra Corlew, & Carlton Thurman c/o Jon D. Ross, Executor Neal & Harwell, PLC 1201 Demonbreun Street, Suite 1000 Nashville, Tennessee 37203	same	10614017500 10614017600 10614017700

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the Estate of Morris W. Thurman, Sr., the decedent's Last Will and Testament having been duly admitted to probate in Maury County, Tennessee, as File No. P-202-16, in the Probate Division of the Chancery Court for Maury County, Tennessee, Jon D. Ross, Executor of the Estate of Morris W. Thurman, Sr. hereinafter called the GRANTOR, by these presents does hereby quitclaim, transfer and convey unto Morris Thurman, Jr., Candra J. Corlew and Carlton Thurman, the said Morris Thurman, Jr. with a 33.4% undivided interest, Candra J. Corlew with a 33.3% undivided interest, and Carlton Thurman with a 33.3% undivided interest, as tenants in common, the GRANTEES herein, a tract of land in Davidson County, Tennessee, described as follows, to wit:

See attached Exhibit A.

This is improved property known as 125-137 Park South Court, Nashville, Davidson County, Tennessee 37210.

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 8th day of June, 2017.

Jon D. Ross, Executor of the Estate of
Morris W. Thurman, Sr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a notary public in and for said county and state, Jon D. Ross, Executor of the Estate of Morris W. Thurman, Sr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, at office in Nashville, Tennessee, on this 8th day of June, 2017.

Notary Public

Commission Expiration Date 01-Dec-20

GINGER M. FOX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $0.00, as this transfer is exempt from real estate transfer tax pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(D).

Affiant

Sworn to and subscribed before me this 8th day of June, 2017.

Notary Public

Commission Expiration Date 01-Dec-20

GINGER M. FOX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Exhibit A

Legal Description

Land in Davidson County, Tennessee, described as follows:

Tract I:

Land in Davidson County, Tennessee, being Lots Nos. 29 and 30 on the 2nd Revised Plan of Commercial Park South of record in Book 4675, Page 111, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Tract II:

Land in Davidson County, Tennessee, being Lot 2 on Plan of Park South Court Subdivision of record in Book 7900, Page 851, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Huson Leasing & Development Company by Quitclaim Deed of record in Instrument No. 200103090023061, Register's Office for Davidson County, Tennessee.

Huson Leasing & Development Company (a.k.a. Huson Leasing and Development Company) was a Tennessee general partnership most recently established pursuant to the terms of that certain Amended Partnership Agreement of Huson Leasing and Development Company dated April 19, 2013, by and between Morris W. Thurman, Sr. and Thomas H. Hudgins as sole partners of the partnership. Thomas H. Hudgins died November 26, 2014, and the Estate of Thomas H. Hudgins was probated in Humphreys County, Tennessee Probate Court, Case No.: P-2139-14, Thomas L. Jones, Executor.

Pursuant to the terms of the Amended Partnership Agreement referenced above and that certain Amendment to Partnership Agreement dated December 31, 2014, by and between Morris W. Thurman, Sr. and Thomas L. Jones, Executor of the Estate of Thomas H. Hudgins, Morris W. Thurman, Sr. purchased the entire partnership interest of the Estate of Thomas H. Hudgins in Huson Leasing & Development Company thereby leaving Morris W. Thurman, Sr. as the sole remaining partner. At the time of Morris W. Thurman, Sr.'s death, Huson Leasing & Development Company was a sole proprietorship solely owned by Morris W. Thurman, Sr.

Morris W. Thurman, Sr. died testate on August 2, 2016. Jon D. Ross is the Executor of the Estate of Morris W. Thurman, Sr. pursuant to Decedent's Last Will and Testament having been duly admitted to probate in Case No. P-202-16 in the Probate Division of the Chancery Court for Maury County, Tennessee. Said Will provides that Jon D. Ross as Executor has full power and authority to sell real estate during the administration of the Estate without the approval or joinder of any beneficiary. See Last Will and Testament recorded in Record Book R2395, Page 584, Register's Office for Maury County, Tennessee.