This Instrument Prepared By
and after recording return to:

Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
Attn: Steven K. Wood
Baker Donelson Center, Suite 800
211 Commerce Street
Nashville, Tennessee 37201

BILL GARRETT, Davidson County
Trans:T20170059757 DEEDQC
Recvd: 07/12/17 15:56 4 pgs
Fees:22.00 Taxes:0.00
20170712-0070319

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Walter M. Stinson/Jay Brian Stinson c/o Walter M. Stinson 624 Waco Drive Nashville, TN 37209	Same	091 05 0 091.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Walter M. Stinson,** the duly-appointed Executor of the **ESTATE OF IOLA P. STINSON,** deceased (the "decedent"), who died on November 10, 2016, and whose estate is being administered in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), Case No. 17P766, **Walter M. Stinson**, individually, and **Jay Brian Stinson** (hereinafter collectively referred to as "Grantor") for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the distribution of the estate of the decedent pursuant to the decedent's will which was duly admitted to probate and of record at the Clerk's Office of the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), hereby releases, remises and quitclaims all of the right, title and interest of the decedent and the decedent's estate in and to a certain tract or parcel of land in Davidson County, Tennessee, described more particularly below (the "Property"), (a) reserving unto Walter M. Stinson a life estate, which life estate shall terminate upon the earlier of: (i) the sale of the Property, (ii) Walter M. Stinson permanently ceasing to reside on the Property, or (iii) the death of Walter M. Stinson, and (b) conveying the remainder interest in the Property in equal shares to the sons of Iola P. Stinson, who are Walter M. Stinson and Jay Brian Stinson. If either son is deceased, such deceased son's share shall be distributed to such son's living issue, per stirpes, or if either son is deceased without living issue, to the remaining son of Iola P. Stinson, with the share of such remaining son who is also deceased to be distributed among such remaining son's living issue, per stirpes (hereinafter collectively referred to as "Grantee").

The Property is further described as follows:

Land in Davidson County, Tennessee being Lot No. 33, Mosswood Subdivision Section II, of record in Book 2900, page 123, Register's Office for said County.

Said Lot No. 33 fronts 53.0 feet on the easterly side of Waco Drive and extends back between lines, 168.7 feet on the northerly line, and 165.6 feet on the southerly line to a line in the rear on which it measures 49.8 feet.

Being the same property conveyed to Iola P. Stinson, unmarried, by Quitclaim Deed from Richard Lee Polk and wife, Avis Lourene Polk and Evie Mai Hibdon, unmarried and Iola P. Stinson, of record in Book 7673, page 612, Register's Office for Davidson County, Tennessee. The said Iola P. Stinson also being known as Iola Pearl Stinson having since died November 10, 2016 and by Last Will and Testament filed for probate under as Case #17P766 of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, having devised the subject property to Walter M. Stinson, Executor, and having full power to convey thereunder.

This is improved property known as 624 Waco Drive, Nashville, TN 37209.

Grantor and Grantee acknowledge that this deed was prepared from information furnished by them. No title examination has been made, and neither the preparer nor Baker, Donelson, Bearman, Caldwell & Berkowitz, PC shall have any liability for the status of title to the property or the accuracy of any information contained herein.

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

WITNESS my hand this 29 day of June, 2017.

GRANTORS:

ESTATE OF IOLA P. STINSON

By: Walter M Stinson
Walter M. Stinson, Executor

Walter M Stinson
Walter M. Stinson, Individually

Jay Brian Stinson, Individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Walter M. Stinson, **EXECUTOR OF THE ESTATE OF IOLA P. STINSON,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29 day of June, 2017.

Notary Public

My Commission Expires: 9-11-2017

MARSHALL W. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-11-2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Walter M. Stinson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29 day of June, 2017.

Notary Public

My Commission Expires: 9-11-2017

MARSHALL W. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-11-2017

STATE OF TENNESSEE)
COUNTY OF TN)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jay Brian Stinson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29 day of June, 2017.

Notary Public

My Commission Expires: 9-11-2017

MARSHALL W. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-11-2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $.00.

This transfer is exempt from real estate transfer tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(d).

Affiant

Subscribed and sworn to before me, this 29 day of June, 2017.

Notary Public

My commission expires: 9.11.2017

MARSHALL W. BL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017