THIS INSTRUMENT PREPARED BY:
Bryan Howard
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me this 12th day of July, 2017.

SUSAN SCHWAB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 2

Notary Public
My Commission Expires:_____

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

BILL GARRETT, Davidson County
Trans:T20170060016 DEEDQC
Recvd: 07/13/17 14:20 3 pgs
Fees:17.00 Taxes:0.00
20170713-0070623

Address of New Owner:	Send Tax Bills To:	Tax Map and Parcel No.:
Anne Leigh Stewart 2024 Earlington Drive Nashville, TN 37215	Anne Leigh Stewart 2024 Earlington Drive Nashville, TN 37215	144 16 0 006.00

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Anne Leigh Stewart, Personal Representative of the Estate of Sharon S. Stewart, deceased (the "decedent"), 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 vesting of title to the real estate passing under the decedent's Last Will and Testament that was duly admitted to probate as a muniment of title in Davidson County, Tennessee, hereby releases, remises and quitclaims unto Anne Leigh Stewart all of the right, title and interest of the decedent and the decedent's estate in and to certain tract or parcel of land in Davidson County,

Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

THE PURPOSE OF THIS DEED is to distribute the real property described in Exhibit "A" to the Grantee in fee simple absolute as part of her share of the Estate of Sharon S. Stewart by exercising the power provided at Article VI. E of the Will of Sharon S. Stewart providing that the Personal Representative, in making distribution of such Estate into shares, has the power to distribute real property in kind, and any division so made and the value established binding on all beneficiaries under such Will. Such conveyance is further authorized by O.C.G.A. 53-12-232(2) as it existed as of the execution of such Will, which authorizes the Personal Representative to distribute or partition any real property without order of court.

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

WITNESS my hand this 12 day of July, 2017.

Anne Leigh Stewart,
Personal Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anne Leigh Stewart, Personal Representative, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, this 12th day of July, 2017.

My Commission Expires: _____

Notary Public

SUSAN SCHWAB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

EXHIBIT A

Legal Description

Being Lot No. 445 on the Plan of Hillsboro Park, Section IV, as of record in Book No. 2331, Page 142, Register's Office for Davidson County, Tennessee.

Said Lot No. 445 fronts 185 feet on the east side of Earlington Drive and runs back 249 feet on the north line and 240.1 feet on the south line to a dead line in the rear on which it measures 185.2 feet.

This conveyance is made subject to:

Restrictive covenants of record in Book 2435, page 237, and Book 2596, page 23, Register's Office for Davidson County, Tennessee, and amended by instrument of record in Book 2603, page 440, and agreement for dedication of easements of record in Book 8009, page 29, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Sharon S. Stewart, Administratrix c.t.a. of the Estate of Ruth M. Stringfellow, and Sharon S. Stewart, Executrix of the Estate of William H. Stringfellow, to Sharon S. Stewart, by deed of record in Instrument #20071106-0130912, Register's Office for Davidson County, Tennessee.

This is improved property known as 2024 Earlington Drive, Nashville, Tennessee 37215.