Davidson County DEEDQC
Recvd: 07/28/17 12:37 6 pgs
Fees:32.00 Taxes:0.00
20170728-0076728

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

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Virginia Ann Reed Wilkins 11 Burton Hills Blvd, Apt. S-365 Nashville, Tennessee 37215	Same	104 02 0 100.00

WHEREAS, Percy Wilkins, Jr. (the "Decedent") died on March 3, 2017 and the Decedent's Last Will and Testament (the "Will") dated March 6, 2008 was admitted to probate for muniment of title on May 25, 2017, as File No. 17P835 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division); and

WHEREAS, pursuant to the terms of the Will, the entire residuary estate is distributed to the Percy Wilkins, Jr. Family Trust ("Trust"); and

WHEREAS, Virginia Ann Reed Wilkins, Christy W. Ivey, and Melora W. Turner, are the named Co-Trustees of the Trust; and

WHEREAS, the Co-Trustees desire to convey all right, title and interest in and to certain real property located in Davidson County, Tennessee, in order to complete the administration of the Trust and distribute the Property in accordance with the terms of the Trust and that certain Distribution and Termination of Trust Agreement dated June 27, 2017.

NOW THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Virginia Ann Reed Wilkins, Christy W. Ivey, and Melora W. Turner as Co-Trustees of the Percy Wilkins, Jr. Family Trust (hereinafter collectively referred to as the "Grantor"), do hereby quitclaim, transfer and convey all of the Trust'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 Virginia Ann Reed Wilkins (the "Grantee").

This is improved property located at 3195 Parthenon Avenue, Nashville, Tennessee 37203.

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

Signature Pages to Follow.

IN WITNESS WHEREOF, the Co-Trustees have executed this instrument this 27th day of June, 2017.

PERCY WILKINS JR. FAMILY TRUST

By: Virginia Ann Reed Wilkins, Co-Trustee
Virginia Ann Reed Wilkins, Co-Trustee

By: Christy Co-Trustee
Christy W. Ivey, Co-Trustee

By: Melora W. Turner
Melora W. Turner, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Virginia Ann Reed Wilkins, who upon oath acknowledged that she is the Co-Trustee of the Percy Wilkins, Jr. Family Trust created under the Will of Percy Wilkins, Jr. dated March 6, 2008 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 Nashville, Tennessee, this 27th day of June, 2017.

Notary Public

My Commission Expires: 11/3/2020

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Christy W. Ivey, who upon oath acknowledged that she is the Co-Trustee of the Percy Wilkins, Jr. Family Trust created under the Will of Percy Wilkins, Jr. dated March 6, 2008 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 Nashville, Tennessee, this 27 day of JUNE, 2017.

Notary Public

My Commission Expires: 11/20/2020

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Melora W. Turner, who upon oath acknowledged that she is the Co-Trustee of the Percy Wilkins, Jr. Family Trust created under the Will of Percy Wilkins, Jr. dated March 6, 2008 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 Nashville, Tennessee, this 26TH day of JUNE, 2017.

Notary Public

My Commission Expires: 11/3/2020

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Virginia Pam Reed Williams
Affiant

Subscribed and sworn to before me this 27th day of JUNE, 2017.

Notary Public

My Commission Expires: 11/3/2020

GREGORY POLZIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

EXHIBIT A

LAND in Davidson County Tennessee, being the easterly part of Lot No. 51 on the Plan of West End Park Revised, as of record in Book 421, pages 82 and 83, said Register's Office.

SAID pat of said lot fronts 116.9 feet on the northerly side of Parthenon Avenue and runs back between lines 81 feet to the easterly line, with the westerly margin of Long Boulevard, and 114.1 feet on the westerly line, to a dead line in the rear on which it measures 139.3 feet.

BEING the same property conveyed to the Percy Wilkins, Jr. Family Trust, the sole residuary beneficiary under the Last Will and Testament of Percy Wilkins, Jr. dated March 6, 2008, of record at Instrument No. 20170525-0052189, Register's Office for Davidson County, and admitted to probate on May 25, 2017, as File No 17P835 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) by Order for Muniment of Title of record at Instrument No. 20170525-0052196, Davidson County Register's Office. The said Percy Wilkins died on March 3, 2017.

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

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
Attorney Name

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Beverly Sebastian, 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 28th day of July, 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