BILL GARRETT, Davidson County
Trans:T20170074939 DEEDQC
Recvd: 08/28/17 15:02 3 pgs
Fees:17.00 Taxes:0.00
20170828-0088239

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444
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jeff@howardmobley.com

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 23rd day of August, 2017.

Notary Public

My Commission Expires:

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020

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

Address of New Owner:	Send Tax Bills To:	Tax Map and Parcel Nos.:
James Adam Fuller 1208 Spruce Springs Court Nolensville, TN 37135	-SAME-	131 05 0A 145.00

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that James Adam Fuller, Executor of the Estate of Elizabeth Jinanne Sundstrom, deceased (the "decedent"), formerly known as Elizabeth Verrill, who died on June 12, 2017, in connection with the distribution of the estate of the decedent pursuant to the decedent's Last Will and Testament that was duly admitted to probate in Davidson County, Tennessee, on August 17, 2017, and recorded under Docket No. 17P-1308 in the Seventh Circuit Court Clerk's Office (Probate Division) for said county, hereby releases,

remises and quitclaims unto James Adam Fuller, his heirs and assigns, 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 the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 23rd day of August, 2017.

James Adam Fuller, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Adam Fuller, Executor, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of August, 2017.

My Commission Expires:

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 145 on the Plan of Jefferson Square, Section One, a Condominium, a Horizontal Property Regime, located on Hillsboro Road, of record in Book 4675, page 12, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Elizabeth Verrill, unmarried, by deed from Joan C. Kennedy and husband, John E. Brooks, of record as Instrument No. 20010614-0063164, Register's Office for Davidson, Tennessee.

Elizabeth Jinanne Sundstrom and Elizabeth Verrill are one and the same person.

Elizabeth Jinanne Sundstrom subsequently died on June 12, 2017 and devised the subject property to James Adam Fuller by Last Will and Testament recorded in the Seventh Circuit (Probate Division) Clerk's Office for Davidson County, Tennessee, on August 17, 2017 under Docket No. 1308.

This conveyance is made subject to all conditions, easements and all matters appearing in the Register's Office: (a) Current year's State and County taxes, which have been assumed by the Grantee; (b) all matters appearing on the plan of record in Book 4675, page 12, said Register's Office; (c) Master Deed and Bylaws contained in Book 4731, page 332, Book 4731, page 341, Book 8231, page 418, Book 8550, page 3, Book 5675, page 31, Book 5700, page 719, Book 5826, page 693, Book 8550, page 973, Book 9276, page 249, and Book 10355, page 306, said Register's Office; and (d) Charter of record as Instrument No. 20000209-0013275, Instrument Number 20000209-0013274, Book 8556, page 701 and Book 8485, page 642, said Register's Office.

This is improved property known as 145 Jefferson Square, Nashville, Tennessee 37215.