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

Bill Garrett Davidson County
Batch# 15547 DEEDQC
10/19/2017 03:10:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20171019-0107310

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Carole M. Nelson 103 Westhampton Place Nashville, TN 37205	same	116-07-0-097.00

WHEREAS, Edward G. Nelson (the "Decedent"), Grantor and Trustee of the Edward G. Nelson Trust dated June 12, 2012 (the "Trust") died on April 5, 2016; and

WHEREAS, pursuant to the terms of (i) the Trust Agreement and (ii) that certain Declination to Serve as Co-Trustee of the Edward G. Nelson Revocable Trust executed by Bank of America, N.A. dated May 5, 2017, Carole M. Nelson succeeded the Decedent as Trustee (the "Trustee") of the Trust upon the Decedent's death; and

WHEREAS, the Trustee desires to convey all right, title and interest, being an undivided fifty percent (50%) tenant in common 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 October 18, 2017.

NOW THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Carole M. Nelson, as Trustee of the Edward G. Nelson Trust dated June 12, 2012 (hereinafter referred to as the "Grantor"), does hereby quitclaim, transfer and convey all of the Trust's right, title and interest, being an undivided fifty percent (50%) tenant in common 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 Carole M. Nelson, Trustee, and her successors in trust, of the Carole M. Nelson Trust dated June 12, 2012 as amended and restated on October 18, 2017 (the "Grantee").

This is improved property known as 103 Westhampton Place, Nashville, Tennessee 37205.

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

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Trustee has executed this instrument this 18th day of October, 2017.

EDWARD G. NELSON TRUST DATED JUNE 12, 2012

By: Carole M. Nelson
Carole M. Nelson, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Carole M. Nelson, who upon oath acknowledged that she is the Trustee of the Edward G. Nelson Trust dated June 12, 2012, 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 18th day of October, 2017.

Notary Public

My Commission Expires: 9/7/2021

BEVERLY SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Exp. Sept. 7, 2021
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Carla L Lovell
Affiant

Subscribed and sworn to before me this 18th day of October, 2017.

Notary Public

My Commission Expires: 9/7/21

BEVERLY SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Exp. Sept. 7, 2021
DAVIDSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Westhampton Place of record in Plat Book 3700, Page(s) 95 and 96, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Edward G. Nelson, as Trustee of The Edward G. Nelson Trust U/A/D/ June 12, 2012, by Warranty Deed from Della Rumore of record at Instrument No. 20120821-0074904, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on the Plan of Record in Plat Book 3700, Page 95 and 96, said Register's Office.

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

This is improved property known as 103 Westhampton Place, Nashville, Tennessee 37205.

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, 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 18th day of October, 2017.

Notary Public

My Commission Expires: 9/7/21

BEVERLY SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Exp. Sept. 7, 2021
DAVIDSON COUNTY