THIS INSTRUMENT PREPARED BY:

LAW OFFICE OF DAVID A. CHILDRESS, P.C.
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

Bill Garrett Davidson County
Batch# 53514 DEEDQC
01/31/2018 02:15:32 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180131-0009921

THIS CONVEYANCE IS EXEMPT FROM THE TRANSFER TAX UNDER T.C.A. SECTION 67-4-409(a)(3)(D)

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Toni Karen Neeley, et al 786 Rhonda Lane Nashville, TN 37205	New Owner	090-12-0-123.00

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that TONI KAREN NEELEY, as Executrix of the Estate of PATRICIA ANN LEE, deceased (the "Decedent"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00) 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 Last Will and Testament which was duly admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee Probate Divison (Docket No. 17P-1386), hereby remises, releases and quitclaims unto TONI KAREN NEELEY and MELISSA DYANE COX, their heirs and assigns, each receiving a one-half (1/2) undivided interest, as tenants in common, without rights of survivorship, 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 situated in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 67 on the Plan of Charlotte Park, Section I, as of record in Book 2663, Pages 2 through 6, Register's Office of Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the northwesterly margin of American Court, common corner of Lots Nos. 67 and 68; thence with the line between said two lots, in a northwesterly direction, 127.0 feet to a concrete monument, common corner of Lots Nos. 66, 67 and 68; thence with the line between Lots Nos. 66 and 67, in a southwesterly direction, 125.1 feet to an iron pin in the northeasterly margin of American Road; thence with said Road, in a southeasterly direction, 98.0 feet to the beginning of a curve; thence around

said curve in a northeasterly direction, 39.6 feet to a concrete monument in the northwesterly margin of American Court; thence with the margin of American Court, in a northeasterly direction, 95.4 feet to an iron pin, the point of beginning.

Being the same property conveyed to W. THOMAS LEE, JR., and wife, PATRICIA C. LEE, their heirs and assigns, by deed from CONSOLIDATED DEVELOPMENTS, INC., a Corporation organized and existing under the laws of the State of Tennessee, dated June 5, 1957, of record in Book 2650, page 19, Register's Office for Davidson County, Tennessee. The said W. THOMAS LEE, JR. having since since died on or about July 4, 1996 leaving PATRICIA C. LEE as the surviving tenant by the entirety. PATRICIA C. LEE having died on or about June 28, 2017. PATRICIA C. LEE and PATRICIA ANN LEE were one and the same person.

This description is the same as used in the last deed of record.

This is improved property known as 600 American Rd., Nashville, Tennessee 37209.

This instrument and the interest hereby released and quitclaimed are subject to the same limitations, restrictions and encumbrances as may affect the premises.

This description is prepared from information furnished to the preparer without the benefit of a title examination; and no representation as to the accuracy thereof is made, intended or to be implied. The preparer of this instrument makes no representation as to the status of the title of the property described and quitclaimed herein.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 27th day of January 2018.

Toni Karen Neeley, Executrix of the Estate of
Patricia Ann Lee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, TONI KAREN NEELEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the court appointed Executrix for the estate of Patricia Ann Lee and that she executed the within instrument in such capacity for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 22nd day of January 2018.

Dana A. Childress
Notary Public



My Commission Expires: 7/8/2019