QUITCLAIM DEED	No Affidavit of Value Required pursuant to Tenn. Code Ann. § 67-4-409(a)(5).
THIS INSTRUMENT PREPARED BY **Wood Stabell Law Group, 4535 Harding Pike, Suite 100, Nashville, TN 37205**	

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
SUSAN B. HOWARD 2903 SIMMONS NASHVILLE, TN 37211	119-10-193	SUSAN B. HOWARD 2903 SIMMONS NASHVILLE, TN 37211

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the **ESTATE OF BILLY RAY BOWERS** (hereinafter, the "Grantor"), does hereby quitclaim and convey unto **SUSAN B. HOWARD** (hereinafter, the "Grantee"), her successors and assigns, all of the Grantor's right, title and interest in and to those certain tracts or parcels of land located in Davidson County, Tennessee, which are described on Exhibit A, attached hereto and incorporated herein by reference, and the improvements located thereon, if any (hereinafter collectively, the "Property").

These are improved properties known as **2903 Simmons Avenue, Nashville, TN 37211.**

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. The Grantors make no representations or warranties whatsoever with regard to the Property or the Grantors' interest therein.

Bill Garrett Davidson County
Batch# 56038 DEEDQC
02/07/2018 08:17:40 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180207-0012204

IN WITNESS WHEREOF, the Grantors have caused this Quitclaim Deed to be executed as of the 26th day of January, 2018.

THE ESTATE OF BILLY RAY BOWERS

By: Brenda Sue Walsh
Brenda Sue Walsh, Co-Executor

By: Susan B Howard
Susan B. Howard, Co-Executor

STATE OF TENNESSEE)
COUNTY OF DAVISON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Brenda Sue Walsh and Susan B. Howard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged themselves to be the Co-Executors of the Estate of Billy Ray Bowers, the within named bargainor, and that they as such Co-Executors, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate by themselves as Co-Executors.

Witness my hand and seal, at office in Nashville, Tennessee, this the 26th day of January, 2018.

Nancy W. Stabell
NOTARY PUBLIC

NANCY W. STABELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-06-2018

My Commission Expires:
, 2018.

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

AFFIANT

Subscribed and sworn to before me
this _____ day of January, 2018.

EXEMPT 67-4-409(a)(5)

Notary Public

My Commission Expires:_____

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being the southerly 75 feet of Lot No. 2 of Block "I", part 2 of Woodbine Courts, not of record, described according to a survey made by Blanchard & Parrish, Engineers, as follows:

Beginning on the westerly margin of Simmons Avenue at a point 10 feet south of the northeast corner of Lot 2; thence with the westerly margin of Simmons Avenue southwardly 75 feet to the common corner of Lots Nos. 1 and 2; thence with the line between said two lots westwardly 150 feet to the southwest corner of Lot No. 2; thence northwardly 75 feet to a point 10 feet south of the northwest corner of Lot No. 2; thence eastwardly 150 feet to the westerly margin of Simmons Avenue, the point of beginning.

Being the same property conveyed to Billy Bowers and wife, Alice Emogene Bowers, by warranty deed from Novella Gray Finn, a single person, of record in Book 6058, page 276, Register's Office of Davidson County, Tennessee.

*Billy Ray Bowers and Billy Bowers are the same person.

** Alice Emogene Waters died intestate on July 15, 1998.

**Billy Ray Bowers died on September 1, 2017 and his will is of probate at Docket No. 17P1774, Seventh Circuit Court for Davidson County, Tennessee Probate Division.