THIS INSTRUMENT PREPARED BY:
Robert G. Wheeler, Jr.
The Law Office of Robert G. Wheeler, Jr.
P.O. Box 211
Goodlettsville, TN 37070-0211

Bill Garrett Davidson County
Batch# 57885 DEEDQC
02/12/2018 12:16:14 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180212-0013827

EXECUTRIX'S QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills To:	Map & Parcel Number
Anita Movita Hatfield, et al 332 Hickory St. Madison, TN 37115	Anita Movita Hatfield 332 Hickory St. Madison, TN 37115	83-13-457

James Monroe Ratterree, hereinafter referred to as "Decedent", died on December 8, 2017, leaving a Will dated February 5, 2013, predeceased by his wife, Barbara Ann Ratterree, who died on May 14, 2004. The Will was admitted to Probate on February 1, 2018 in the Probate Court for Davidson County, Tennessee, Docket Number 18P-141. The Will named Anita Hatfield as Executrix. The Executrix is duly qualified. All debts of the Decedent have been paid. The Tennessee Inheritance Tax clearance is no longer required by law since the death occurred after 2016, pursuant to T.C.A. 67-8-314. The Executrix, by signing this Deed, releases any right the Executrix has to recover this property in the event of the subsequent insolvency of this estate. In accordance with the provisions of the Will of James Monroe Ratterree, Anita Hatfield, Executrix, quitclaims to Anita Movita Hatfield, individually, James Virgil Ratterree, individually, LacQuita Pauline Bates Clark, individually, and Juanita Marie Osborne, individually, as tenants-in-common, all right, title and interest in the following described real estate in Davidson County, Tennessee:

> LAND in Davidson County, Tennessee, being Lot No. 333 in Edgefield Land Company's Second addition to Edgefield, as of record in Book 57, page 152, Register's Office for Davidson County, Tennessee.
>
> SAID Lot No. 333 fronts 50 feet on the North side of Boscobel Street and runs back between parallel lines, 150 feet to an alley.
>
> BEING the same property conveyed to James M. Ratterree and wife, Barbara Ann Ratterree, by deed from Pauline Ratterree of record in Book 9303, page 972, Register's Office for Davidson County, Tennessee.

The mailing address for the said property is 1607 Boscobel Street, Nashville, TN 37206.

This transfer is by quitclaim and the undersigned makes no warranties about the title.

WITNESS my hand on the day and date acknowledged below.

ESTATE OF JAMES MONROE RATTERREE

Anita Hatfield, Executrix

By: Anita Hatfield, Executrix

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anita Hatfield, Executrix, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 9th day of February 2018.

ROBERT G. WHEELER JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires Sept. 25, 2019

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is NONE, the tax being exempt under the provisions of T.C.A. Section 67-4-409(a)(3)(D).

Anita Hatfield, Executrix

AFFIANT

Sworn to and subscribed before me this the 9th day of February 2018.

ROBERT G. WHEELER JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires Sept. 25, 2019

NOTARY PUBLIC