Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Morgan & Akins, PLLC
2000 Richard Jones Road, Suite 260
Nashville, TN 37215

Bill Garrett Davidson County
Batch# 58075 DEEDQC
02/13/2018 09:14:35 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180213-0014086

EXECUTOR'S QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map & Parcel Numbers:
Mary Dade Taylor Emily Martin Dade Walters James Randolph Dade, III 5106 Idaho Avenue Nashville, TN 37209	SAME	103-03-095.00

WHEREAS, James Randolph Dade, Jr., deceased (the "decedent") a resident of Nashville, Davidson County, Tennessee, died on July 29, 2017, owning certain real estate as more particularly described on Exhibit "A" attached hereto (the "Property"); and

WHEREAS, James Randolph Dade, III, was appointed as the Executor (the "Executor") of the decedent's estate in connection with the distribution of the estate pursuant to the Last Will and Testament that was duly admitted to probate in Davidson County, Tennessee on August 31, 2017, under docket #17P-1462; and

WHEREAS, pursuant to the Last Will and Testament of James Randolph Dade Jr, all property in connection with the distribution of the decedent's estate is to be distributed in equal shares to Mary Dade Taylor, Emily Martin Dade Walters and James Randolph Dade, III.

NOW, THEREFORE, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, James Randolph Dade, III, Executor of the Estate of James Randolph Dade,

Jr., deceased (the "Grantor") does hereby quitclaim, transfer and convey all right, title and interest owned by the decedent or owned by the decedent's estate in the Property, as described on the attached Exhibit "A" to Mary Dade Taylor, Emily Martin Dade Walters and James Randolph Dade, III, as equal tenants-in-common, and to their heirs, successors and assigns.

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

This is improved property known as 5106 Idaho Avenue, Nashville, Tennessee 37209.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of February, 2018.

James Randolph Dade, III, Executor
of the Estate of James Randolph Dade, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Randolph Dade, III, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Executor of the Estate of James Dade, Jr. the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of February, 2018.

Notary Public

My Commission Expires: 9-7-2020

CORINNE D. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $ -0-. This transfer is exempt from real estate transfer tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(D).

Affiant

Subscribed and sworn to before me, this 6th day of February, 2018.

Notary Public

My Commission Expires: 9-7-2020

CORINNE D. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit "A"

Land in Davidson County, Tennessee being the Easterly 50 feet of the Westerly 110 of the Southerly 150 feet of Block 19 on the Map of Realty Savings Bank and Trust Company's West extension of Charlotte Park Company's First Addition of record in Plat Book 421, Page 18, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Said part of Block 19 fronts 50 feet on the Northerly margin of Idaho Avenue (formerly Fifth Avenue) and extends back between parallel lines, parallel with and 60 feet East of the Easterly margin of 52nd Avenue North 150 feet to an alley in the rear, measuring 50 feet thereon.

Being the same property conveyed to James R. Dade, Jr., an unmarried man by Warranty Deed from Larry W. Hickerson and wife, Carolyn E. Hickerson, recorded on the 13th day of May, 2004 in Instrument No. 20040513-0056317, in the Register's Office of Davidson County, Tennessee. James R. Dade, Jr. died on July 29, 2017.