Bill Garrett Davidson County
Batch# 127390 DEEDQC
08/10/2018 09:06:50 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180810-0079012

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

EXECUTRIX'S QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills To:	Map & Parcel Number
Susan Sheppard Edwards, et al 1272 Campbell Rd. Goodlettsville, TN 37072	Same	025-12-0-060.00

Allie Beatrice McMurtry Sheppard, hereinafter referred to as "Decedent", died on June 28, 2017, leaving a holographic Will dated February 1, 2001. The Will was admitted to Probate on July 18, 2018, in the Probate Court for Davidson County, Tennessee, Docket Number 18P-1125. The Court appointed Susan Sheppard Edwards 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 Allie Beatrice McMurtry Sheppard, Susan Sheppard Edwards, Executrix, quitclaims to Frank Daniel Sheppard, Jr., individually; Steven Dalton Sheppard, individually; Kathryn Leigh Sheppard Gillihan, individually; and, Susan Sheppard Edwards, 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. 22 on the map of Goodlettsville Heights, Section No. 2, as of record in Book 1424, pages 120 and 121, Register's Office for said County, described as follows:
>
> BEGINNING on the northerly margin of Moss Trail Road at the corner of lots Nos. 21 and 22; thence with the line between said two lots northwestwardly 213 feet; thence south 89 deg. 30' east 260 feet to the westerly margin of a 50-foot unnamed street; thence with same, southwardly 165.4 feet to the

beginning of a curve; thence around said curve with a radius of 20 feet southwestwardly 31.33 feet to the northerly margin of Moss Trail Road; thence with same, westwardly 149 feet to the beginning.

BEING the same property conveyed to Frank D. Sheppard and wife, Allie B. Sheppard, by deed from Arthur Wilkins and wife, Edna Wilkins, of record in Book 1910, page 315, Register's Office for Davidson County, Tennessee. Allie B. Sheppard and Allie Beatrice McMurtry Sheppard is one and the same person. And, the said Frank D. Sheppard died on September 24, 1998, at which time the property became vested in his wife, Allie Beatrice McMurtry Sheppard, in fee simple.

This is improved property known as 308 Moss Trail, Goodlettsville, TN 37072.

The property description, as contained herein, is the same as that contained in the previous deed of record.

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 ALLIE BEATRICE
MCMURTRY SHEPPARD

Susan Sheppard Edwards, Executrix

By: SUSAN SHEPPARD EDWARDS,
Executrix

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Susan Sheppard Edwards, 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 8th day of August 2018.

NOTARY PUBLIC

My Commission Expires:

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

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).

AFFIANT

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

NOTARY PUBLIC

My Commission Expires:

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