THIS INSTRUMENT PREPARED BY:

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

Karen Y Johnson Davidson County
Batch# 147602 DEEDQC
10/02/2018 09:11:12 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20181002-0097511

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
Cynthia Joyce Fields, et al 808 N. Highlands Ct. Nashville, TN 37221	New Owner	115 05 0 038.00

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that CYNTHIA JOYCE FIELDS, as Executrix of the Estate of LEE E. GARNER, 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 Division (Docket No. 17P-1071), hereby remises, releases and quitclaims unto CYNTHIA JOYCE FIELDS, married, STEVEN LEE GARNER, unmarried, CRAIG ANDREW GARNER, married, RICHARD LEE GARNER, unmarried, CHRISTOPHER ALEXANDER GARNER, unmarried, and KELSEY ELIZABETH FIELDS, unmarried, their heirs and assigns, each receiving a one-sixth (1/6) 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. 146 on the Plan of West Meade Hills, Section Five, as of record in Book 3300, Page 98, Register's Office for Davidson County, Tennessee, more particularly described as follows:
>
> Beginning on the southwesterly margin of Rhonda Lane at the corner of Lots 145 and 146; thence with the line between said two lots southwesterly 217.6 feet to the northeasterly line of Lot No. 144; thence with said line north 45° 37' west 60.95 feet; thence north 7° 51' east 366.90 feet; thence

south 81° 07' east 50.5 feet to the southwesterly margin of Rhonda Lane; thence with said Lane southeastwardly 344.31 feet to the beginning.

Being the same property conveyed to LEE E. GARNER and wife, BILLIE JOYCE GARNER, their heirs and assigns, by deed from JAMES E. ADAMS and R.C. ADAMS, dated March 31, 1966, of record in Book 4002, Page 826, Register's Office for Davidson County, Tennessee. The said BILLIE JOYCE GARNER having since since died on or about July 5, 2011 leaving LEE E. GARNER as the surviving tenant by the entirety. LEE E. GARNER having died on or about May 16, 2017.

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

This is improved property known as 782 Rhonda Lane, Nashville, Tennessee 37205.

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 30th day of April 2018.

Cynthia Joyce Fields

Cynthia Joyce Fields, Executrix of the Estate of Lee E. Garner

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, CYNTHIA JOYCE FIELDS, 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 Lee E. Garner 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 30th day of April 2018.

Dawn R. Cook

Notary Public

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/8/2019