Prepared by:
J. David Dillon, Esq.
DILLON ESTATE COUNSEL, PLC
P.O. Box 158129
Nashville, Tennessee 37215
(615) 970-7068

The actual consideration or value for this transfer, whichever is greater is $0.

Grantor



Sworn to and subscribed by me, this 9 day of October, 2018.

Notary Public
My commission expires: 3/10/2019

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL**
EQUITABLE TRUST CO. ATTN: DARLINDA JONES 4400 HARDING PK, STE 310 NASHVILLE, TN 37205	SAME	117-13-000500

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, I, CATHLEEN PAYNE BYARLAY, as Personal Representative of the Estate of MATTHEW STARR BYARLAY, whose appointment is recorded in the Probate Division of the Seventh Circuit Court for Davidson County, Tennessee, Docket Number 16-P-729, reference to which is made for more information (hereinafter "Grantor"), by these presents, does hereby quitclaim and convey unto EQUITABLE TRUST COMPANY, TRUSTEE OF THE MATTHEW STARR BYARLAY FAMILY TRUST UNDER THE WILL OF MATTHEW STARR BYARLAY, whose appointment as Trustee is also recorded in the above-referenced Docket (hereinafter "Grantee"), its successors and assigns, all of the estate's right, title and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

SEE ATTACHED EXHIBIT A

Karen Y Johnson Davidson County
Batch# 152285 DEEDQC
10/18/2018 08:38:44 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20181018-0103261

The legal description stated above has been taken from the prior Deed conveying the interest in said property to the decedent MATTHEW S. BYARLAY. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor make no warranties about the title. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS MY HAND this 9th day of October, 2018.

Cathleen Payne Byarlay, PR

CATHLEEN PAYNE BYARLAY, as
Personal Representative of the Estate of
MATTHEW STARR BYARLAY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me J. David Dillon, a Notary Public of this County, CATHLEEN PAYNE BYARLAY, as Personal Representative of the Estate of MATTHEW STARR BYARLAY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 9 day of October, 2018.

J David Dillon
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

J. David Dillon

Notary Public
My Commission Expires: 3/10/2019

EXHIBIT A

Land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 21 on the Plan of Vailwood Heights of record in Book 1835, Page 32 Register's Office for Davidson County.

Said Lot No. 21 fronts 110.0 feet on the westerly margin of Skyline Drive and extends back 190.9 feet on the northerly line(s) and 1889.3 feet on the southerly line to a dead line in the rear, measuring 110.1 feet thereon.

Being the same property conveyed to Matthew S. Byarlay by deed dated May 15, 2004 from William H. Abbott, unmarried, of record in Book 20040524, Page 0060802, Register's Office for Davidson County.

Being the same property conveyed to Henry H. Abbott and wife, Wanda L. Abbott by deed from J. E. Crain and wife, Marie S. Crain of record in Book 2022, Page 296, said Register's Office. The said Henry H. Abbott has since died. By Quitclaim deed of record in Book 7677, Page 44 Register's Office for said County, Wanda L. Abbott conveyed a one-half (1/2) undivided interest as tenants in common to William H. Abbott. The said interest as tenants in common to William H. Abbott. The said Wanda L. Abbott has since died. By Affidavit of Heirship recorded simultaneously herewith at 20040524-0060800 and prior thereto, William H. Abbott was established as the sole surviving heir of Wanda L. Abbott.

This conveyance is subject to: The Plan, with Owner's Certificate, of record in Book 1835 Page 32, said Register's Office, which Plan shows a 50 foot minimum building setback line from Vailwood Drive and a 20 foot casement for public utility purposes along the rear line(s); an easement for sanitary sewers and/or storm drainage granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 3888, Page 825, said Register's Office.

This is improved property, known as: 4005 Skyline Drive, Nashville, Tennessee 37215

This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(3)(D).