Karen Y Johnson Davidson County
Batch# 168787 DEEDQC
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Fees: $17.00 Taxes: $0.00
20181130-0116787

This Instrument Prepared By:
BONE MCALLESTER NORTON PLLC
100 Bluegrass Commons, Suite 2370
Hendersonville, Tennessee 37075
615.822.8822

Grantee: LaToyia Rice
Address: 173 Carolina Avenue
Parsons, TN 38363-4540

Map & Parcel No.:
093 01 0A 262.00

Grantee: Robbie Mae Jackman
Address: 2953 Claymille
Nashville, Tennessee 37027

Send tax notice to: Same as above

EXECUTOR'S QUITCLAIM DEED

WHEREAS, Rena Lee Hercules, died on November 19, 2011, leaving a paper writing purporting to be her will (hereinafter the "Will") dated October 20, 2011. The Will was admitted to probate on June 23, 2016 in the Seventh Circuit Court for Davidson County, Tennessee, Docket Number 16P-932.

WHEREAS, Rena Lee Hercules owned certain real property in Davidson County, Tennessee, more particularly described below (the "Property");

WHEREAS, the Will named Lisa Montgomery as Executrix, who declined to serve, and as alternate executrix, Joyce Montgomery, who declined to serve. By subsequent Petition to Probate Copy of Will filed on June 1, 2016, Robbie Mae Jackman was appointed Administrator by Order entered June 23, 2016. The administrator is duly qualified. All debts of the decedent have been paid.

WHEREAS, the parties wish to document this testamentary transfer;

NOW THEREFORE, in accordance with the provisions of the will of Rena Lee Hercules, Robbie Mae Jackson, Administrator, hereinafter "GRANTOR," does hereby transfer, convey and quitclaim all of GRANTOR'S right, title and interest in and to the Property as follows:

A. A one-half (1/2) undivided interest to LaToyia Rice, her heirs and assigns, as tenant in common;

B. A one-half (1/2) undivided interest to Robbie Mae Jackman, her heirs and assigns, as tenant in common.

The Property is the real property in Davidson County, Tennessee particularly described as follows:

Being Unit No. 1017, as more particularly described in that certain Master Deed for Capitol Towers of record in Book 8607, page 417, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Rena L. Hercules, unmarried, by deed from Harper Properties, a Tennessee General Partnership, of record in Book 9519, page 965, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded Plan.

This is improved property, known as: 510 Gay Street, Nashville, Tennessee, Davidson County, Tennessee 37219.

The Property is conveyed subject to such limitations, restriction and encumbrances as may affect the premises.

THIS TRANSFER IS BY QUITCLAIM AND WE MAKE NO WARRANTIES ABOUT THE TITLE. THIS DEED IS PREPARED ON INFORMATION PROVIDED BY THE GRANTEE/GRANTOR AND NO EXAMINATION OF TITLE HAS BEEN MADE BY THE PREPARER. PROPERTY IS SUBJECT TO LIENS AND ENCUMBRANCES OF RECORD.

Witness my hand this 27 day of November, 2018.

Estate of Rena Lee Hercules

By: Robbie Mae Jackman
Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 27 day of November, 2018, before me personally appeared, Robbie May Jackman, to me known or proved to me on the basis of satisfactory evidence to be the person or persons described in and who execute the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Witness my hand and notarial seal.

Notary Public

My commission expires: 9-6-2022

XAVIER KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT

I hereby swear or confirm that the actual consideration or value, whichever is greater, for this transfer is $0.00. T.C.A. §67-4-409(a)(3)(D) exempts this instrument from tax and T.C.A. §67-4-409(a)(5) further provides the valuation oath is unnecessary.

Robbie Mae Jackman

Subscribed and sworn to before me, this the 27 day of November, 2018.

Notary Public

My commission expires: 9-6-2022

