This instrument prepared by:
J. Randall Hooper
Julie Cornell
Hooper, Zinn & McNamee, PLLC
109 Westpark Drive, Suite 300
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 220106 DEEDQC
04/22/2019 11:05:58 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190422-0036357

Record and return to:
Same as preparer

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
Nancy Waller, Trustee of the Joyce C. Waller Trust as Amended and Restated 2014 7844 Harpeth View Dr. Nashville, TN 37221	Same as new owner	131-020 M 0100-CO

PERSONAL REPRESENTATIVES' QUITCLAIM DEED

Whereas, Joyce C. Waller died on January 14, 2018 leaving a Last Will and Testament dated July 2, 2014; and, whereas the will was admitted to probate on April 19, 2018 in the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 18P501; and, whereas, Mary Margaret Waller Ng and Nancy Waller were duly qualified as Personal Representatives; and, whereas, all debts of the decedent have been paid; and, whereas, the Bureau of TennCare estate recovery release is attached as Exhibit A; therefore:

Mary Margaret Waller Ng and Nancy Waller as Personal Representatives of the Estate of Joyce C. Waller, hereinafter called Grantors, in accordance with the provisions of the Last Will and Testament of Joyce C. Waller, do hereby quitclaim, transfer and convey unto Nancy Waller, Trustee of the Joyce C. Waller Trust as Amended and Restated 2014, hereinafter called Grantee, its heirs and assigns, all right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Unit No. 2142 of Village Hall, (also known as 418 Village Hall Place, Unit 2142), a Horizontal Property Regime, located at the corner of Village Hall Place and Hobbs Road, Nashville, Davidson County, Tennessee, as shown on the plat of Village Hall, recorded as Exhibit B of the Master Deed in Instrument No. 20050510-0052650, as amended in Instrument No. 20060601-0064170 Register's Office for Davidson County, Tennessee, and also described in said Master Deed and By-Laws appended thereto, to which document reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Village Hall, Condominium Apartments, contained in said Master Deed and By-Laws appended thereto, recorded in Instrument No. 20050510-0052650, and amended in Instrument No. 20060601-0064170 Register's Office for Davidson County, Tennessee are incorporated in this deed by reference and made a part hereof the

same as though copied herein.

Being the same property conveyed to Joyce C. Waller, an unmarried woman, by deed from Haury and Smith Contractors, Inc., a Tennessee Corporation, of record as Instrument No. 20071130-0139034, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to taxes for the current year and subsequent years and all easements, restrictions, covenants, liens, encumbrances and other matters of record.

This is improved property, known as 418 Village Hall Place, Unit 2142, Nashville, Tennessee 37215.

By executing and delivering this deed, Grantor releases any right Grantor has to recover the property conveyed if the Estate hereafter becomes insolvent.

Deed prepared based on information and documents provided by the parties. No title examination has been performed by the attorney preparing this document. 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 16th day of April, 2019.

Mary Margaret Waller Ng, Personal Representative Estate of Joyce C. Waller, Grantor

Nancy Waller, Personal Representative Estate of Joyce C. Waller, Grantor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantors, Mary Margaret Waller Ng and Nancy Waller, with whom I am personally acquainted and who upon oath acknowledged that they are the Personal Representatives of the Estate of Joyce C. Waller and that they executed the within and foregoing instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal this the 16 day of April, 2019.

Patricia E. Kennedy
Notary Public
My Commission Expires: Jan. 3, 2022

PARTICIA E. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JAN. 3, 2022

State of Tennessee
County of Williamson

The actual consideration for this transfer is $0. This conveyance is made to implement a testamentary devise to a beneficiary.

Nancy Waller
Nancy Waller/Trustee, Grantee

Subscribed and sworn to before me this 16 day of April, 2019.

Patricia E. Kennedy
Notary Public
My Commission Expires: Jan. 3, 2022

PARTICIA E. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JAN. 3, 2022