Karen Johnson Davidson County
Batch# 222882 DEEDQC
04/29/2019 08:36:41 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190429-0038800

EXECUTOR'S QUITCLAIM DEED

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Michael L. Melton and Mark R. Melton 1328 Mercury Drive Nashville, TN 37217	same	120 02 0 151.00

THIS INSTRUMENT WAS PREPARED BY:
Elizabeth L. Adams, Attorney
7100 Hardwood Lane - College Grove, TN 37046
Phone: 615-293-5598 - Fax: 615-791-6096 - Email: eadams@adamslaw-tn.com

BETTIE F. MELTON, a resident of Davidson County, State of Tennessee, who died on October 6, 2018, as evidenced by a copy of the death certificate attached as *Exhibit A*, leaving a Last Will and Testament of Bettie F. Melton, dated July 22, 2016. The will was admitted to probate on November 15, 2018 in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), Docket Number 18-P-1853. The will named Janet M. Webb as Personal Representative/Executor. The Personal Representative is duly qualified. All debts of the decedent have been paid. The Personal Representative by signing this Deed releases any right the Personal Representative has to recover this property in the event of the subsequent insolvency of this estate. In accordance with the provisions of the Last Will and Testament of Bettie F. Melton, dated July 22, 2016, JANET M. WEBB, PERSONAL REPRESENTATIVE, quitclaims to MICHAEL L. MELTON and MARK R. MELTON, as joint tenants with right of survivorship, all right, title and interest in the following described real estate in Davidson County, Tennessee:

> Being Lot No. 103 on the Map of Stardust Acres, or record in Book 1424, page 92, Register's Office for said County.
>
> Said Lot fronts 60 feet on the north side of Mercury Drive and runs back between parallel lines 175 feet to a dead line.
>
> Being the same property conveyed to Reb J. Melton and wife, Bettye F. Melton, by deed of Frank N. Lynch and wife, S. Margaret Lynch, of record in Instrument No. 00002452-0000163, Register's Office for Davidson County, Tennessee.

Bettie F. Melton was also known as Bettye F. Melton and Bettie Alice Melton.

Reb J. Melton predeceased Bettie F. Melton. Bettie F. Melton was the surviving tenant by the entirety.

This transfer is by Quitclaim and the Personal Representative makes no warranties about the title.

There are no debts or encumbrances remaining that are or might become a lien on the interest in the described real estate. 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, the affidavit being used to evidence transfer of title to the property to a beneficiary.

This is improved property located at 1328 Mercury Drive, Nashville, Tennessee 37217.

WITNESS MY HAND at Nashville, Tennessee this 1 day of April, 2019.

Janet M Webb

ESTATE OF BETTIE F. MELTON
By Janet M. Webb,
Personal Representative/Executor

STATE OF TENNESSEE)
COUNTY OF Davidson)

Sworn to and subscribed before me, JANET M. WEBB, PERSONAL REPRESENTATIVE OF THE ESTATE OF BETTIE F. MELTON, who signed, sealed and delivered the foregoing instrument in my presence on this the 1st day of April, 2019.

Diamond Grimes

Notary Public

My Commission Expires: NOV 8, 2022.

DIAMOND GRIMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2022

STATE OF TENNESSEE
Office of Vital Records

EXHIBIT A

FILED
2018 OCT 30 PM 1:31
RICHARD ROLLER
COUNTY CLERK

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 2018 055403

DECEDENT — TYPE/PRINT IN PERMANENT BLACK INK

1. DECEDENT'S LEGAL NAME: BETTIE ALICE MELTON						2. SEX: FEMALE	3. DATE OF DEATH: 10/06/2018
4. TIME OF DEATH (Approx.): 13:14	5a. AGE: 90	5b. UNDER 1 YEAR: Months / Days		5c. UNDER 1 DAY: Hours / Minutes		6. DATE OF BIRTH: 02/10/1928	7. BIRTHPLACE: WOODBURY, TN
8a. PLACE OF DEATH: DECEDENT'S HOME							
8b. FACILITY NAME: 1328 MERCURY DR.		8c. CITY OR TOWN: NASHVILLE					8d. COUNTY OF DEATH: DAVIDSON
9. MARITAL STATUS: WIDOWED	10. SURVIVING SPOUSE (name prior to first marriage)			11a. DECEDENT'S USUAL OCCUPATION: HOMEMAKER			11b. KIND OF BUSINESS/INDUSTRY: OWN HOME
12. SOCIAL SECURITY NUMBER: [redacted]	13a. RESIDENCE-STATE OR FOREIGN COUNTRY: TENNESSEE			13b. COUNTY: DAVIDSON			13c. CITY OR TOWN: NASHVILLE
13d. STREET AND NUMBER: 1328 MERCURY DR.		13e. INSIDE CITY LIMITS?: YES		13f. ZIP CODE: 37217			14. WAS DECEDENT EVER IN US ARMED FORCES?: NO
15. DECEDENT'S EDUCATION: HIGH SCHOOL GRADUATE OR GED COMPLETED	16. DECEDENT OF HISPANIC ORIGIN?: NO, NOT SPANISH/HISPANIC/LATINO			17. DECEDENT'S RACE: WHITE			

PARENT

18. FATHER'S NAME: LANDON FULLER	19. MOTHER'S NAME PRIOR TO FIRST MARRIAGE: LYDIA ELIZABETH COOK

INFORMANT

20a. INFORMANT'S NAME: JANET WEBB	20b. RELATIONSHIP TO DECEDENT: DAUGHTER	20c. MAILING ADDRESS: P.O. BOX 866, MOUNT JULIET, TN 37121

DISPOSITION

21a. METHOD OF DISPOSITION: BURIAL	21b. PLACE OF DISPOSITION: MELTON CEMETERY	21c. LOCATION: SMITHVILLE, TN

22a. SIGNATURE OF FUNERAL DIRECTOR: ▶ /e/ TIMOTHY B GENTRY	22b. LICENSE NUMBER: 5218	22c. SIGNATURE OF EMBALMER: ▶ /e/ Timothy Boyd Gentry	22d. LICENSE NUMBER: 5219
23a. NAME AND ADDRESS OF FUNERAL HOME: SMITH FUNERAL HOME, 303 MURFREESBORO RD. WOODBURY, TN 37190-1022			23b. LICENSE NUMBER: 1086

REGISTRAR

24. REGISTRAR'S SIGNATURE: ▶ /e/ EDWARD G. BISHOP III	25. DATE FILED: 10/09/2018

CERTIFIER

26. CERTIFIER
26a. ☒ PHYSICIAN - TO THE BEST OF MY KNOWLEDGE, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.
26b. ☐ MEDICAL EXAMINER - ON THE BASIS OF EXAMINATION, AND/OR INVESTIGATION, IN MY OPINION, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.

27a. CERTIFIER: ▶ /e/ ANH THI MEADOWS	27b. LICENSE NUMBER: 045572	27c. DATE SIGNED: 10/09/2018
27d. NAME AND ADDRESS: ANH THI MEADOWS 1718 PATTERSON STREET, NASHVILLE, TN 37203		

PHYSICIAN OR MEDICAL EXAMINER EXECUTING CAUSE OF DEATH MUST COMPLETE AND SIGN WITHIN 48 HOURS.

MEDICAL CERTIFICATION

28. PART I. ENTER THE CHAIN OF EVENTS (DISEASES, INJURIES, OR COMPLICATIONS) THAT DIRECTLY CAUSED THE DEATH. DO NOT ENTER TERMINAL EVENTS SUCH AS CARDIAC ARREST, RESPIRATORY ARREST, OR VENTRICULAR FIBRILLATION WITHOUT SHOWING THE ETIOLOGY. ENTER ONLY ONE CAUSE ON A LINE.

		APPROXIMATE INTERVAL: ONSET TO DEATH
IMMEDIATE CAUSE (Final disease or condition resulting in death). Sequentially list conditions, if any, leading to the cause listed on line a. Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST	a. CARDIOMYOPATHY	
	DUE TO (OR A CONSEQUENCE OF)	
	b. CONGESTIVE HEART FAILURE	
	DUE TO (OR A CONSEQUENCE OF)	
	c. HYPERTENSION	
	DUE TO (OR A CONSEQUENCE OF)	
	d.	

PART II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART I

28a. WAS AN AUTOPSY PERFORMED?: NO

28b. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE THE CAUSE OF DEATH?

30. MANNER OF DEATH: NATURAL	31. DID TOBACCO USE CONTRIBUTE TO DEATH?: NO	32. IF FEMALE: NOT PREGNANT WITHIN PAST YEAR	
33. IF TRANSPORTATION INJURY, SPECIFY:	34a. DATE OF INJURY	34b. TIME OF INJURY	34c. INJURY AT WORK? / 34d. PLACE OF INJURY
	34e. DESCRIBE HOW INJURY OCCURRED	34f. LOCATION OF INJURY	

PH-1659 (Rev. 8/2017) RDA 10112

10298084

I hereby certify the above to be a true and correct representation of the record or document on file in this department. This certified copy is valid only when printed on security paper showing the red embossed seal of the Tennessee Department of Health. Alteration or erasure voids this certification. Reproduction of this document is prohibited.

Tennessee Code Annotated 68-3-101 et seq., Vital Records Act of 1977.

Edward G. Bishop III
State Registrar

John J. Dreyzehner, MD, MPH, FACOEM
COMMISSIONER

1 0 2 9 8 0 8 4

Date Issued OCT 09 2018

THE GREAT SEAL OF THE STATE OF TENNESSEE XVI AGRICULTURE COMMERCE 1796

DEPARTMENT OF HEALTH XVI AGRICULTURE COMMERCE TENNESSEE

CERTIFICATION OF VITAL RECORD

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