This Instrument Prepared By:

JOE M. LAMBERT, JR.
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Information contained in this Deed provided by the parties.

This Deed was prepared without the benefit of a title examination.

Tax Responsibility:

Mary Clyde Sparks - - Owner
310 Wauford Dr
Nashville, TN 37211

Map & Parcel: 147 05 0 081.00

This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-909 (a)(3)(D).

EXECUTRIX'S DEED

KNOW ALL PERSONS BY THESE PRESENTS that I, **MARY CLYDE SPARKS, Executrix of the Estate of Loman Sparks, deceased**, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, and in connection with the distribution and closing of the Estate of Loman Sparks, the decedent's Will having been duly admitted to probate in Bedford County, Tennessee, and recorded in Will Book 17, page 149, Bedford County Clerk and Master's Office, have bargained and sold and hereby convey, remise, release and forever quitclaim unto **MARY CLYDE SPARKS**, her heirs and assigns, being all of the right, title and interest of the decedent and the decedent's estate in and to certain tracts or parcels of land, lying and being in Davidson County, Tennessee, and being more particularly described as follows:

> Being Lot No. 129 on the Amended Plan of Caldwell Hall, Section 1, as of record in Book 2900, page 58, Register's Office for said County, described as follows:
>
> BEGINNING at a point in the northerly margin of Wauford Drive, the common corner of lots 128 and 129; thence with the line between said lots, northwardly 158 feet to a point, a corner of lot 130; thence with the line between lots 129 and 130, westwardly 139.7 feet to a point in the easterly margin of Arden Drive; thence with the margin of the same, southwardly 95 feet to a point, the beginning of a curve; thence southeastwardly around said curve with a radius of 25 feet, 39.27 feet to a point in the northerly margin of Wauford Drive; thence with the margin of the same, eastwardly 94.27 feet to the point of beginning.

Karen Johnson Davidson County
Batch# 229516 DEEDQC
05/14/2019 10:43:36 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190514-0045187

Being the same property conveyed to Loman Sparks and wife, Sarah P. Sparks, by Warranty Deed from Gaines & Gaines Construction Company, Inc., dated April 15, 1960, of record in Deed Book 3067, page 603, Register's Office of Davidson County, Tennessee.

BY WAY OF RECITAL, Sara P. Sparks a/k/a Sarah P. Sparks predeceased her husband, Loman Sparks, and he became the owner of the subject property as the surviving tenant by the entirety.

BY WAY OF FURTHER RECITAL, Sara P. Sparks and Sarah P. Sparks are one the same person.

BY WAY OF FURTHER RECITAL, Loman Sparks died testate on February 16, 2019, and pursuant to Item IV of his Last Will and Testament, which is of record at Will Book 17, page 149, Bedford County Clerk and Master's Office, he devised and bequeathed his residuary estate, which includes the above-described property, to his daughter, Mary Clyde Sparks.

BY WAY OF FURTHER RECITAL, MARY CLYDE SPARKS was appointed Executrix of the Estate of Loman Sparks, deceased, pursuant to an Order for Appointment of Executrix dated April 23, 2019, of record at Minute Book 239, page 605, Bedford County Clerk and Master's Office.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 23rd day of April, 2019.

ESTATE OF LOMAN SPARKS

Mary Clyde Sparks

MARY CLYDE SPARKS, Executrix

STATE OF TENNESSEE,
COUNTY OF BEDFORD.

Personally appeared before the undersigned Notary Public in and for said State and County, the within named MARY CLYDE SPARKS, Executrix of the Estate of Loman Sparks, deceased, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that the execution of the foregoing instrument for the purposes therein contained by virtue of the authority vested in her as the Executrix of the Estate of Loman Sparks, deceased.

WITNESS MY HAND and official seal at office in Shelbyville, Tennessee, this 23rd day of April, 2019.

NOTARY PUBLIC

My Commission Expires: 7/17/19

JOE M. LAMBERT, JR. STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY

I, OR WE, HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS $-0-, WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE AMOUNT WHICH THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

AFFIANT

Subscribed and sworn to before me this the 23rd day of April, 2019.

NOTARY PUBLIC OR REGISTER

My Commission Expires: 7/17/19

JOE M. LAMBERT, JR. STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY