THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III, Esq.
Watkins & McNeilly, PLLC
214 Second Ave. North, Suite 300
Nashville, TN 37201-1638

Karen Johnson Davidson County
Batch# 272860 DEEDQC
08/16/2019 03:50:59 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190816-0082454

EXECUTOR'S QUITCLAIM DEED

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID #:
CHARLES STEPHEN YOUNG, et al. 4531 Wieuca Rd. NE Atlanta, GA 30342	SAME	11604017400

STATE OF GEORGIA)
COUNTY OF Fulton)

The actual consideration for this transfer is NONE.

CHARLES STEPHEN YOUNG

SUBSCRIBED AND SWORN to before me by CHARLES STEPHEN YOUNG this 12 day of Aug, 2019.

DUSTIN HOWELL
NOTARY PUBLIC
Fulton County
State of Georgia
My Comm. Expires June 30, 2020

Notary Public
My Commission Expires: 6/30/2020

Whereas, Benjamin M. Phillips, III owned certain property in Davidson County, Tennessee at his death;

Whereas, Benjamin M. Phillips, III devised said property to Charles Stephen Young, David Martin Young, Kenneth Murray Young and Linda Jane Fuller by his Last Will and Testament; and

Whereas the parties wish to document this testamentary transfer;

Now therefore, pursuant to the Last Will and Testament of Benjamin M. Phillips, III, duly admitted to probate for muniment of title only in the Seventh Circuit Court of Davidson County, Tennessee, docket number 19P-1249,

CHARLES STEPHEN YOUNG, EXECUTOR OF THE ESTATE OF BENJAMIN M. PHILLIPS, III, hereinafter "GRANTOR," does hereby transfer, convey and quitclaim, assigns, all of GRANTOR'S right, title and interest in certain property in Davidson County, Tennessee described on Exhibit A attached hereto and incorporated herein by reference ("the Property") as follows:

(i) A one-fourth (1/4) undivided interest in the Property to CHARLES STEPHEN YOUNG, his heirs and assigns as a tenant in common;

(ii) A one-fourth (1/4) undivided interest in the Property to DAVID MARTIN YOUNG, his heirs and assigns as a tenant in common;

(iii) A one-fourth (1/4) undivided interest in the property to KENNETH MURRAY YOUNG, his heirs and assigns as a tenant in common; and

(iv) A one-fourth (1/4) undivided interest in the property to LINDA JANE FULLER, her heirs and assigns as a tenant in common.

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

WITNESS my hand, this 12th day of August, 2019.

CHARLES S. YOUNG, EXECUTOR OF THE ESTATE OF BENJAMIN M. PHILLIPS, III

STATE OF GEORGIA)
COUNTY OF Fulton)

Personally appeared before me CHARLES S. YOUNG, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged himself to be the Executor of the Estate of Benjamin M. Phillips, III, and that as such Executor he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 12th day of August, 2019.

DUSTIN HOWELL
NOTARY PUBLIC
Fulton County
State of Georgia
My Comm. Expires June 30, 2020

Notary Public
My Commission Expires: 6/30/2020

EXHIBIT A

Land in Davidson County, Tennessee being Lot No. 5 of block "E" on the plan of W. M. Cantrell's subdivision, as of record in Book 332, page 85, Register's Office for said county.

Being the same property conveyed to Benjamin M. Phillips, III, by deed of record in Book 7843, page 711, R.O.D.C., Register's Office of Davidson County, Tennessee.

The property address is 604 Wilson Blvd., Nashville, TN 37215.