THIS INSTRUMENT PREPARED BY:	This transfer is exempt from real estate transfer tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(D).
Stephanie J. Edwards Carter Shelton Jones, PLLC 2021 Richard Jones, Suite 240 Nashville, Tennessee 37215	

Address of New Owner(s):	Send Tax Bills To:	Tax Map and Parcel Nos.:
Billie Reece Foster 300 Northwind Drive Goodlettsville, TN 37072	-SAME-	041-56

EXECUTRIX'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Billie Reece Foster, Executrix of the Estate of Charles Raymond Foster, deceased, (the "decedent"), who died on February 19, 2020, 2018, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the distribution of the estate of the decedent pursuant to the decedent's will that was duly admitted to probate in Davidson County, Tennessee, Seventh Circuit Probate Court Clerk's Office, Case No 20P-775, for said county, hereby releases, remises and quitclaims unto Billie Reece Foster, all of the right, title and interest of the decedent and the decedent's estate in and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

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

Karen Johnson Davidson County
Batch# 42132 DEEDQC
06/19/2020 02:34:20 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200619-0065686

WITNESS my hand our hands this 11th day of June, 2020.

Billie Reece Foster, Executrix

Billie Reece Foster, Executrix

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Billie Reece Foster, Executrix, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11th day of June, 2020.

Britt E Dixon

Notary Public

My Commission Expires: May 9, 2023

BRITT E DIXON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2023

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee as follows:

Land in the 10th Civil District of Davidson County, being at the north margin of Old Hickory Boulevard in R. L. Parrish's west line; thence North 381.4 feet to an iron pin in R. L. Parrish's line; thence north 89° 40' W. 110 feet to an iron pin; thence south 381.4 feet to north edge of said Road; thence continuing to the south edge 60 feet; thence continuing 185 feet to an iron pin in line; thence South 89° 40' East. 110 feet to an iron pin, R. L. Parrish's southwest fence corner; thence with said fence north 185 feet to south edge of road, and crossing road 60 feet to north edge, to the point of beginning, containing one and one-half (1 1/2) acres more or less.

Being the same property conveyed to Charles R. Foster and Frank Thomas Foster, Jr. by Charles R. Foster and Frank Thomas Foster, Jr., Co-Administrators CTA of the Estate of Irene Parrish Foster, Instrument No. 20100823-0066581, Register's Office of Davidson County, Tennessee.

Charles Raymond Foster subsequently died on February 19, 2020 and devised his entire one-half interest in the subject property to Billie Reece Foster by Will admitted to probate in the Seventh Circuit Clerk's Office (Probate Division) on May 20, 2002, under Docket No. 20P-775.

This is improved property known as 1410 Old Hickory Boulevard, Nashville, Tennessee 37207.