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).
Brian S. Shelton 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.:
Mark Miccioli, Trustee 107 Wellington Park Court Nashville, TN 37215	-SAME-	Map 130-08-OE Parcel 016.00

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Mark Miccioli, Executor of the Estate of Nina L. Miccioli, deceased, (the "decedent"), who died on December 6, 2019, 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 20P14, for said county, hereby releases, remises and quitclaims unto Mark Miccioli, Trustee of the Nina L. Miccioli Trust, 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# 432309 DEEDQC
07/08/2020 08:34:29 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200708-0073561

WITNESS my hand our hands this 22nd day of June, 2020.

Mark Miccioli, Executor

Mark Miccioli, Executor

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark Miccioli, Executor, 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 22 day of June, 2020.

Notary Public

My Commission Expires: 11/6/2021

STATE OF TENNESSEE NOTARY PUBLIC BRIAN S SHELTON COUNTY OF WILLIAMSON

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. Sixteen (16) on the Plan of Wellington Park, a residential planned unit development, recorded in Plat Book 6200, Page 328, Register's Office for Davidson County, Tennessee, having subsequently been revised in Plat Book 6200, Page 409, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Amleto Miccioli and Nina L. Miccioli, as tenants in common, by deed from PHP, Inc., a Tennessee corporation, of record in Book 6797, page 841, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nina L. Miccioli by Mark Miccioli Trustee of the "Qualified Terminable Interest Trust and Family Trust", testamentary trust under the Last Will of Amleto A. Miccioli, deceased, recorded July13, 2012, Instrument No. 20120713-0061627. Amleto Miccioli died on May 6, 1993.

Nina L. Miccioli subsequently died on December 6, 2019 and devised her entire interest in the subject property to Mark Miccioli, Trustee of the Nina L. Miccioli Trust by Will filed in the Seventh Circuit Clerk's Office (Probate Division) on January16, 2020, under Docket No. 20P14.

This is improved property known as 107 Wellington Park Court, Nashville, Tennessee 37215.