Karen Johnson Davidson County
Batch# 456607 DEEDQC
08/13/2020 01:41:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200813-0090895

This Instrument Prepared By:
BONE MCALLESTER NORTON PLLC
100 Bluegrass Commons, Suite 2370
Hendersonville, Tennessee 37075
615.822.8822

EXECUTOR'S QUITCLAIM DEED

Address New Owner(s)	**Send Tax Bills To:**	**Map & Parcel Nos.:**
Ernest Lee Grafton Biles, III 6112 Beals Lane Nashville, TN 37218	Same	059 01 0 027.00

WHEREAS, Cassandra Thompson Biles, died on October 9, 2017, leaving a Last Will and Testament dated April 14, 1989, (hereinafter the "Will"). The Will was admitted to probate and granted on February 22, 2018 by the Probate Court of Davidson County, Tennessee;

WHEREAS, Cassandra Thompson Biles owned certain real property in Davidson County, Tennessee, more particularly described below (the "Property");

WHEREAS, Cassandra Thompson Biles's only heir is Ernest Lee Grafton Biles, III.

WHEREAS, Jewell T. Hunter and Claudette Crutchfield Mitchell were named as Co-Executors of the Estate. The executors are duly qualified; and all debts of the decedent have been paid.

WHEREAS, the parties wish to document this testamentary transfer;

NOW THEREFORE, in accordance with the provisions of the Will of Cassandra Thompson Biles probated in the Probate Court of Davidson County, Tennessee; docket number 18P131, Jewell T. Hunter and Claudette Crutchfield Mitchell, Co-Executors, hereinafter "GRANTORS," by signing this Deed releases any right the Co-Executors have to recover this property in the event of the subsequent insolvency of this estate; and do hereby transfer, convey and quitclaim all of GRANTORS' rights, title and interest in the Property to ERNEST LEE GRAFTON BILES, III, his heirs and assigns.

The Property is the real property in Davidson County, Tennessee particularly described as follows:

> Land in Davidson County, Tennessee, Being Lot No. 2 on the Plat of Vista Estates, of record in Plat Book 4460, page 196, Register's Office of said County.
>
> Said Lot No. 2 fronts 144 feet on the east margin of Beal's lane and extends back 245 feet on the north line and 333.8 feet on the south line to a dead line on the rear, which is a broken line, on which it measures 176.237 feet.
>
> Being the same property conveyed to Cassandra Elene Biles by deed from Ernest Lee Grafton Biles, Jr. of record in Book 5512 page 363, Register's Office for Davidson County, Tennessee.
>
> Cassandra Elene Biles and Cassandra T. Biles are one and the same person.

This is improved property known as 6112 Beals Lane, Nashville, Tennessee 37218. The address is believed to be accurate, but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said Property is conveyed subject to such rights, interests, easements, limitations, restrictions, encumbrances and other matters as may affect the Property.

THIS TRANSFER IS BY QUITCLAIM AND WE MAKE NO WARRANTIES ABOUT THE TITLE. THE LEGAL DESCRIPTION IS DRAWN FROM RECORDED DOCUMENTS AND THE GRANTOR AND THE ATTORNEY PREPARING THIS DEED MAKE NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS DEED IS PREPARED ON INFORMATION PROVIDED BY THE GRANTEE/GRANTOR AND NO EXAMINATION OF TITLE HAS BEEN MADE BY THE PREPARER. PROPERTY IS SUBJECT TO LIENS AND ENCUMBRANCES OF RECORD. EXHIBIT A IS A COPY OF THE BUREAU OF TENNCARE RELEASE.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK – SIGNATURES TO FOLLOW]

Witness my hand this 24th day of July, 2020.

Estate of Cassandra Thompson Biles

Jewell T. Hunter

By: Jewell T. Hunter
Co-Executor

STATE OF TEXAS)

COUNTY OF Fort Bend)

On this the 24 day of July, 2020, before me personally appeared, Jewell T. Hunter, to me known or proved to me on the basis of satisfactory evidence to be the person or persons described in and who execute the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Witness my hand and notarial seal.

ARUN ABRAHAM
Notary Public, State of Texas
Comm. Expires 07-19-2024
Notary ID 130744079

Notary Public

My commission expires: 07/19/2024

AFFIDAVIT

I hereby swear or confirm that the actual consideration or value, whichever is greater, for this transfer is $0.00. 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.

Jewell T. Hunter

Jewell T. Hunter, Affiant

Subscribed and sworn to before me, this the 24 day of July, 2020.

ARUN ABRAHAM
Notary Public, State of Texas
Comm. Expires 07-19-2024
Notary ID 130744079

Notary Public

My commission expires: 07/19/2024

{02082921.1 }

Witness my hand this 28th day of July, 2020.

Estate of Cassandra Thompson Biles

Claudette Crutchfield Mitchell

By: Claudette Crutchfield Mitchell
Co-Executor

STATE OF TN.)

COUNTY OF Davidson)

On this the 28th day of July, 2020, before me personally appeared, Claudette Crutchfield Mitchell, to me known or proved to me on the basis of satisfactory evidence to be the person or persons described in and who execute the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Witness my hand and notarial seal.

Notary Public

JANE N. TULL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 9/7/2020

AFFIDAVIT

I hereby swear or confirm that the actual consideration or value, whichever is greater, for this transfer is $0.00. 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.

Claudette Crutchfield Mitchell

Claudette Crutchfield Mitchell, Affiant

Subscribed and sworn to before me, this the 28th day of July, 2020.

Notary Public

JANE N. TULL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 9/7/2020

{02082921.1 }

CERTIFICATE OF AUTHENTICITY

I, Marshall T. Cook, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, Christina Baker, a notary public for this county and state, Marshall T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Christina Baker

Notary's Signature

My Commission Expires: 7/24/24

