This Instrument Prepared By:
Whitney Sport McElroy, Esq.
Hale and Hale, PLC
3020 Stansberry Lane, Suite 100
Franklin, Tennessee 37069

Karen Johnson Davidson County
Batch# 500562 DEEDQC
10/22/2020 04:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201022-0123230

EXECUTRIX'S QUITCLAIM DEED

Address Of New Owners:	Send Tax Bills To:	Map/Parcel:
Jason C. Sullivan 3002 Louise Drive Nashville, TN 37211 Kevin R. Petty 3007 Harlin Drive Nashville, TN 37211	Alice Mai Barber 517 High Street Nashville, TN 37211	Map 133-01-0 Parcel 210.00

PURSUANT TO T.C.A. §67-4-409(a)(3)(D), THIS DEED EVIDENCES THE DISTRIBUTION OF THE SUBJECT PROPERTY TO A BENEFICIARY OF AN ESTATE AND IS EXEMPT FROM TAXATION. PURSUANT TO T.C.A. §67-4-409(a)(5), NO VALUATION OATH IS REQUIRED.

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby expressly acknowledged, and for the purpose of making a distribution pursuant to Last Will and Testament of Jerry L. Sullivan (the "Last Will"), said Last Will having been probated in the probate matter *In the Matter of: The Estate of Jerry L. Sullivan, No. 20P1220*, Probate Court of Davidson County, Tennessee at Nashville, **LORI A. SULLIVAN, EXECUTRIX OF THE ESTATE OF JERRY L. SULLIVAN (the "Grantor")**, subject to the life estate for the exclusive benefit, enjoyment and use of Alice Mai Barber pursuant to the terms and obligations set forth in the Last Will, including, but not limited to, the right of Alice Mai Barber to occupy, use and enjoy to the exclusion of Grantees, and all other persons, the real property conveyed hereby, together with all improvements now existing and hereinafter existing thereon and all rights, privileges, options, licenses, concessions, hereditaments, appurtenances, easements and rights-of-way in any manner belonging to or pertaining to the real property hereby conveyed, hereby quitclaims, transfers and conveys unto **JASON C. SULLIVAN and KEVIN R. PETTY, as tenants in common (collectively the "Grantees")**, their heirs and assigns, all of the right, title and interest of said Jerry L. Sullivan, deceased, in and to the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee being described as follows:

Being the Westerly 50 feet of the Easterly 105 feet of Lots Nos. 431, 432, 433 on the Map of Sunrise Heights Plan of lots, as of record in Book 421, Page 46, Register's Office for said County and November, 1952, by Z. J. Wilkinson, Surveyor, as follows:

Said parts of said lots front 50 feet on the southerly side of High Street and run back parallel lines parallel to and 55 feet west of the westerly margin of Crescent Street, 150 feet to the north margin of Elgin Street.

Being the same property conveyed to Jerry L. Sullivan, unmarried, by Warranty Deed from Alma Lee Towns, dated March 22, 2004, of record as Instrument Number 20040324-0033403, Register's Office for Davidson County, Tennessee, the said Jerry L. Sullivan having died on June 25, 2012.

This is improved property known as 517 High Street, Nashville, TN 37211.

Pursuant to the Last Will, Alice Mai Barber, shall have the right to live in the home located on the above described tract of parcel of land until she shall die, marry or be unable to occupy said home; however, no one else shall be allowed to live in the home with Alice Mai Barber without the prior written consent of Jason C. Sullivan and Kevin R. Petty. Alice Mai Barber, shall maintain, at her expense, fire and casualty insurance on the home in an amount sufficient to replace the same, and she shall pay all expenses of maintaining and repairing the home, together with all property taxes, for as long as she is financially able. At such time as Alice Mai Barber is unable to pay the above referenced expenses, Jason C. Sullivan and Kevin R. Petty shall pay these expenses.

This is the same description as in the previous deed of record. A thorough title examination was not requested nor preformed in preparation of this Executrix's Quitclaim Deed.

WITNESS my hand this 21 day of Oct, 2020.

Lori A. Sullivan

LORI A. SULLIVAN,
EXECUTRIX OF THE ESTATE OF
JERRY L. SULLIVAN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Whitney McElroy, the undersigned, a Notary Public, in and for said State and County, Jerry L. Sullivan, Executrix of the Estate of Jerry L. Sullivan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained as Executor, but no further or otherwise.

Witness my hand and official seal this the 21st day of October, 2020.

My Commission Expires: 05-01-2021

Notary Public

WHITNEY MCELROY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-01-2021

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, 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.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, LaRhonda H. Maxey, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 11/23/2020

LaRhonda H. Maxey

