EXECUTOR'S QUITCLAIM DEED	This Executor's Quitclaim Deed is being executed to implement a testamentary devise in the course of the administration of a decedent's estate and is therefore exempt from transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(D). The transaction being consummated pursuant to this Executor's Quitclaim Deed is exempt from tax as stated above and therefore no Oath of Value is required pursuant to T.C.A. § 67-4-409(a)(5).

Karen Johnson Davidson County
Batch# 653555 DEEDQC
06/10/2021 10:56:44 AM 4 pgs
Fees: $22.00 Taxes: $0.00



20210610-0078209

This instrument prepared by:
Wood Stabell Law Group
4535 Harding Pike, Ste. 100
Nashville, TN 37205

Address of New Owner:	Send Tax Bills To:	Map-Parcel No:
Campbell C. Steele 6318 East Valley Road Nashville, TN 37205	(Same)	129-03-0-023.00

RECITALS

WHEREAS, James Dewitt Carter Steele and wife, Peggy C. Steele (the "Decedent"), were joint owners as tenants by the entirety of the real property described below.

WHEREAS, James Dewitt Carter Steele died on April 1, 2013, at which time his interest in the Property passed to the Decedent as the surviving tenant by the entirety and sole owner of the Property;

WHEREAS, the Decedent, a single person, died testate on June 29, 2020 leaving a Last Will & Testament dated February 6, 2020 (the "Will"), which has been entered into probate and properly recorded under Docket No. 20P1197 in the Seventh Circuit Court for The Twentieth Judicial District, Metropolitan Nashville-Davidson County, Tennessee (Probate Division). James Nathan Steele and Campbell Carter Steele, the Decedent's only children, are the duly qualified and acting Co-Executors of the "Estate of Peggy C. Steele"; and

WHEREAS, upon the Decedent's death, her interest in the Property was bequeathed and devised to Campbell Carter Steele under the terms of the Will.

NOW THEREFORE, FOR AND IN CONSIDERATION OF the sum of One and No/100 Dollars ($1.00), the receipt and sufficiency of which are hereby acknowledged, and to evidence the bequest, devise and transfer of the Property under the terms of the Decedent's Will, (i) **JAMES NATHAN STEELE and CAMPBELL CARTER STEELE, CO-EXECUTORS OF THE ESTATE OF PEGGY C. STEELE** and (ii) **JAMES NATHAN STEELE,** in his individual capacity for himself and as one of the Decedent's two children (collectively, "Grantor"), have bargained and sold, and by these presents do hereby transfer, quitclaim and convey unto **CAMPBELL C. STEELE**, his heirs, successors and assigns ("Grantee"), all of Grantor's rights, title and interest in and to a certain tract or parcel of land, together with all improvements thereon, located in Davidson County, State of Tennessee and described in detail on **Exhibit A** attached hereto and incorporated herein (the "Property"). This is improved real property known as 6318 East Valley Road, Nashville, Tennessee 37205.

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

[SIGNATURE PAGE FOLLOWS]

Signature Page to Executor's Quitclaim Deed

IN WITNESS WHEREOF, the undersigned has executed this Executor's Quitclaim Deed effective as of the 8th day of June, 2021.

JAMES NATHAN STEELE, Co-Executor
of the ESTATE OF PEGGY C. STEELE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared James Nathan Steele, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Co-Executor of the Estate of Peggy C. Steele, the within named bargainor, and that as such Co-Executor, he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in the aforesaid county and state, this the 8th day of June, 2021.

NOTARY PUBLIC

My Commission Expires: 1/6/25

ALEXIS PASSARIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
1/6/2025

JAMES NATHAN STEELE, Individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, James Nathan Steele, the within named bargainor, in his individual capacity, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in the aforesaid county and state, this the 8th day of June, 2021.

NOTARY PUBLIC

My Commission Expires: 1/6/25

ALEXIS PASSARIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
1/6/2025

[ADDITIONAL SIGNATURE PAGE FOLLOWS]

Signature Page to Executor's Quitclaim Deed

IN WITNESS WHEREOF, the undersigned has executed this Executor's Quitclaim Deed effective as of the 8th day of June, 2021.

CAMPBELL CARTER STEELE, Co-Executor
of the ESTATE OF PEGGY C. STEELE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Campbell Carter Steele, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Co-Executor of the Estate of Peggy C. Steele, the within named bargainor, and that as such Co-Executor, he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in the aforesaid county and state, this the 8th day of June, 2021.

NOTARY PUBLIC

My Commission Expires: 1/6/25

ALEXIS PASSARIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
1/6/2025

Exhibit A

Property Description

Land in Davidson County, Tennessee, being Lot(s) 20, as shown on the map entitled West Meade Farms Section 1, of record in Plat Book 1424, page 47, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JAMES DEWITT STEELE AND WIFE, PEGGY C. STEELE, by deed from CHARLES V. FORD AND WIFE, EVELYN J. FORD, of record in Book 6067, page 496, dated June 1, 1983, said Register's Office. JAMES DEWITT STEELE died on or about April 1, 2013, leaving PEGGY C. STEELE as the surviving tenant by the entirety. PEGGY C. STEELE died testate on or about June 29, 2020. Pursuant to the terms of her will of record in Docket No. 20P1197 in the Seventh Circuit Court for The Twentieth Judicial District, State of Tennessee/Metropolitan Nashville-Davidson County, Tennessee, Probate Division, said property is to be administered as part of the probate estate.