PROPERTY TAX INFORMATION:

OWNER: Sadie F Hutchinson Thompson
1209 Bedfordshire Court
Nashville, TN 37221

THIS INSTRUMENT PREPARED BY

ASHLEY D STEARNS, Attorney
Trail, Coleman & Stearns, PLLC
107 N Maple Street
Murfreesboro, TN 37130

From Information Furnished by the Parties.

SEND TAX BILLS TO Same

Map & Parcel. 142 04 0A 118 00

Exempt from transfer tax by T C A Section 67-4-409(a)(3)(D)

EXECUTOR'S QUITCLAIM DEED

JAMES McCOY THOMPSON (the "Decedent"), died on March 26, 2023, leaving a Will dated July 16, 2015 The Will was admitted to probate on May 17, 2023, in the Seventh Circuit Probate Court for Davidson County, Tennessee, Case No 23P768. The Court appointed JAMES WADE THOMPSON as Executor of the Decedent's Estate and the Executor was duly qualified The Executor, by signing this Deed, releases any right the Executor has to recover this property in the event of the subsequent insolvency of this Estate In accordance with the provisions of the Will of the Decedent, the Executor has bargained and sold and does hereby convey, remise, release and forever quitclaim unto SADIE F. HUTCHINSON THOMPSON, all the right, title and 50% undivided interest of the Decedent and the Decedent's estate to that certain tract or parcel of real estate situated in the Civil District of Davidson County, Tennessee, being more particularly described as follows, to-wit

Being a certain condominium apartment in Davidson County, Tennessee known as Unit No. 118, in a Horizontal Property Regime located on the Plat of Belle Forest, of record in Book 5200, page 167, Register's Office for Davidson County, Tennessee, to which reference is hereby made

This conveyance is made subject to the following:

1 Provisions of Tennessee Code Annotated 64-2701 et seq
2 Conditions, restrictions, options, encumbrances, liens, assessments and undertakings contained in Master Deed and By-Laws for the Belle Forest Condominiums recorded in Book 5438, page 699, said Register's Office
3. Easement Agreement between Belle Forest and American Buildings Company, of record in Book 5074, page 945, said Register's Office

Being the same property conveyed to James M Thompson a 50% undivided interest and Sadie F Thompson a 50% undivided interest as tenants in common (and not with the right of survivorship), by Quitclaim Deed being of record in Book 7496, page 884, in the Register's Office of Davidson County, Tennessee. Sadie F Thompson quitclaimed her 50% undivided interest to Sadie Thompson, Trustee of The Sadie Thompson Revocable Living Trust, dated March 28, 2019 by Quitclaim Deed of record in Instrument No. 20/90402-0029894 of the Register's Office of Davidson County, Tennessee

Karen Johnson Davidson County
Batch# 1007431 DEEDQC
05/25/2023 09 15 52 AM 2 pgs
Fees $12 00 Taxes $0 00
20230525-0039369

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. This transfer is by Quitclaim and the Executor makes no warranties about the title

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS MY HAND at Murfreesboro, Tennessee, this the 17 day of May, 2023.

James Wade Thompson

James Wade Thompson, Executor of the Estate of JAMES McCOY THOMPSON

STATE OF TENNESSEE)
ss
RUTHERFORD COUNTY)

On this 17 day of May, 2023, before me personally appeared JAMES WADE THOMPSON, Executor of the Estate of James McCoy Thompson, to me known or who proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument (Executor's Quitclaim Deed) and acknowledged that she executed the same as her free act and deed as Executor of the Estate of James McCoy Thompson.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee

NOTARY PUBLIC
My Commission Expires: 11/22/2025

ASHLEY D. STEARNS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY