Quitclaim Deed of Administratrix, CTA

GRANTOR: TEKITA COFFEY,
ADMINISTRATRIX, CTA,
ESTATE OF ETHEL B. UTLEY

GRANTEE: TEKITA COFFEY
1310 LEAH LANE
ROUND ROCK, TX 78665

SEND TAX NOTICES TO:

SAME

MAP: 71-2
PARCEL NO.: 174

BILL GARRETT, Davidson County
Trans:T20110030841 DEEDQC
Recvd: 05/24/11 11:56 2 pgs
Fees:12.00 Taxes:0.00
20110524-0039695

STATE OF TEXAS)
COUNTY OF WILLIAMSON)

Under Tennessee Code Annotated § 67-4-409(a)(3)(D) this instrument is exempt from the transfer tax as a distribution of realty to the beneficiary of a will.

Tekita Coffey

TEKITA COFFEY, *Administratrix, CTA, Estate of Ethel B. Utley*

SWORN TO and SUBSCRIBED BEFORE ME this 8th day of April, 2011.

Amberley Golucke
Notary Public

My Commission Expires: May 27, 2012
(SEAL)

AMBERLEY GOLUCKE
My Commission Expires
May 27, 2012

This instrument prepared by: George H. Cate, Jr., Esq., 95 White Bridge Road, Suite 503, Nashville, TN 37205 (615) 352-8677

The following is a Quitclaim Deed from Tekita Coffey, Administratrix, CTA, of the Estate of Ethel B. Utley, to Tekita Coffey, as beneficiary under the Will of Ethel B. Utley.

Recitals:

1. By Warranty Deed dated April 3, 1970, of record in Book 4409, page 82, Office of the Register for Davidson County, Tennessee, realty then described as 1249 Avondale Circle, Nashville, Tennessee, now 1413 Avondale Circle, Nashville, Tennessee 37207, was conveyed to Ethel Utley. The legal description of the said property appears below in the Conveyance portion of this Quitclaim Deed.

2. On April 2, 2008, the Last Will and Testament of Ethel B. Utley, dated August 2, 1994, was probated by the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) in Case No. 08P-504, and Tekita Coffey was appointed Administratrix, CTA with Letters of Administration issued by the Probate Clerk on April 2, 2008.

3. On August 14, 2008, the said Seventh Circuit Court for Davidson County, Tennessee (Probate Division) entered an Order construing the Will of Ethel B. Utley, decreeing that the said parcel of realty was devised to Tekita Coffey.

4. The purpose for this Quitclaim Deed is to carry out the provisions of the Will as construed by the Probate Court by transferring title to the realty described below to the devisee named in the Will of Ethel B. Utley.

Conveyance

Tekita Coffey, as Administratrix, CTA of the Estate of Ethel B. Utley, hereby quitclaims, transfers and conveys all right, title, and interest of the Decedent, Ethel B. Utley, to Tekita Coffey, individually, in the following-described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot 1 on the Plan of Trinity Hills village, Section One, as of record in Book 4175, page 62, Register's Office for said County. Said Lot No. 1 fronts 74.2 feet on the southerly margin of Avondale Circle and extends back 144.6 feet on the easterly line 161.5 feet on the westerly line, which is a broken line, to a dead line in the rear measuring 14.6 feet thereon.
>
> Being part of the property conveyed to Trinity Hills Village, Inc., by deed from M. H. Webb and wife, Ida Nell Webb, of record in Book 4245, page 588, said Register's Office.

And being the same property conveyed to Ethel Utley by Deed from Trinity Hills Village, Inc. of record in Book 4409, Page 82, said Register's Office.

Subject to all restrictive covenants, easements, and set-back lines that are applicable to the above-described property.

This is improved property known as 1413 Avondale Circle, Nashville, Tennessee 37207.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 8th day of April, **2011**.



Tekita Coffey
TEKITA COFFEY, *Administratrix, CTA*
of the Estate of Ethel B. Utley, Deceased

STATE OF TEXAS)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named, **TEKITA COFFEY**, Administratrix, CTA of the Estate of Ethel B. Utley, the Grantor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Round Rock, Texas, this 8th day of April, **2011**.

Amberley Golucke
Notary Public

My Commission Expires: May 27, 2012

(S E A L)