BILL GARRETT, Davidson County
Trans:T20110030895 DEEDQC
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Fees:17.00 Taxes:0.00
20110524-0039764

ADMINISTRATRIX'S QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL Nos.
Nicole Goeser, Tanya Hooper, Tia Winford, Tyler Goeser, and Teanna Goeser 2236 Kline Avenue Nashville TN 37211	Nicole Goeser 13575 Old Hickory Boulevard Antioch TN 37013	118-04-302

This Instrument Prepared By:

Radford H. Dimmick
Attorney at Law
222 Second Avenue North, Suite 360 M
Nashville, Tennessee 37201
(615) 263-1278

Benjamin Felix Goeser died on April 3, 2009, leaving no Will. On June 12, 2009, the Seventh Circuit Court (Probate Division), Davidson County, Tennessee granted Letters of Administration to Benjamin Felix Goeser's surviving spouse, Nicole Goeser in case number 09P714. Benjamin Felix Goeser is also survived by his children from a previous marriage, Tanya Hooper, Tia Winford, Tyler Goeser, and Teanna Goeser.

The Administratrix by signing this Deed releases any right the Administratrix has to recover this property in the event of the subsequent insolvency of this Estate. **The Administratrix quitclaims to Nicole Goeser, Tanya Hooper, Tia Winford, Tyler Goeser, and Teanna Goeser, as tenants in common, all right, title and interest in the following described real estate in Davidson County, Tennessee:**

Land in Davidson County, Tennessee, being Lot No. 336 on the Map of Grandview Heights, as shown of record in Book 161, Pages 14 and 15, Register's Office for said County.

Said lot No. fronts 57.2 feet on the east side of Kline Avenue and runs back between lines 150 feet on the south line and 156.2 feet on the north line to an alley in the rear, on which it measures 13 feet.

Being the same property conveyed to Tom E. Rader by deed of record in instrument # 200507070078248, Register's Office for said County, TN. Tom E. Rader never resided at this property.

Being the same property conveyed on April 24, 2007, to Ben Goeser by Warranty Deed of record in instrument # 20070502-0052449, Register's Office for said County.

This is improved property known as 2236 KLINE AVENUE, NASHVILLE, TENNESSEE 37211.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, and there was no title search conducted, or requested by any party, hereto.

WITNESS my hand this 16 day of May, 2011.

Nicole Goeser

NICOLE GOESER, ADMINISTRATRIX
ESTATE OF BENJAMIN FELIX GOESER

STATE OF Tennessee]
COUNTY OF Davidson]

Personally appeared before me, Alisha Faulkner, a Notary Public in and for said County and State, the within named NICOLE GOESER, ADMINISTRATRIX, **(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 this 16 day of May, 2011.

NOTARY PUBLIC

My Commission Expires _____

ALISHA A. FAULKNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires NOV. 7, 2012

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STATE OF Tennessee]
COUNTY OF Davidson]

The actual consideration or value, whichever is greater for this transfer is $1.00.

Subscribed and sworn to before me this 16 day of May, 2011.

Nicole Goeser

NICOLE GOESER, ADMINISTRATRIX

NOTARY PUBLIC

My Commission Expires: _____

ALISHA A. FAULKNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2012