BILL GARRETT, Davidson County
Trans:T20130087652 DEEDQC
Recvd: 10/10/13 08:57 3 pgs
Fees:17.00 Taxes:0.00
20131010-0106314

THIS INSTRUMENT PREPARED BY:

JAMES H. FLOOD, #16091
Attorney at Law
108 South Cumberland
Lebanon, TN 37087
(615) 449 - 6126

This transfer is exempt from real estate transfer tax pursuant to Tennessee Code Annotated 67-4-409(a) (3) (D).

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers:
KAREN A. CLEMMONS	SAME	62-7 1
554 SAUNDERSVILLE FERRY Rd.		
MT. JULIET, TN 37122		

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **KAREN A. CLEMMONS**, the duly-appointed Executrix, a certified copy of her *Letter Testamentary* being attached hereto and incorporated herein by reference, of the Estate of **ELAINE LOIS HAMMARGREN CLEMMONS**, deceased (the Decedent), which Estate is administered in the Probate Court for Davidson County, Tennessee, Case No.10P614, entered April 21, 2010, for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and in connection with the distribution of the Estate of the Decedent pursuant to the Decedent's *Will*, which was duly admitted probate in Davidson County, Tennessee, hereby releases, remises forever and quitclaims unto **KAREN A. CLEMMONS**, all the right, title and interest of the Decedent and the Decedent's Estate in and to a certain tract of land in Davidson County, Tennessee, described as follows, to-wit:

BEING a "reserved strip" on the Plan of Sutherland Heights Subdivision, Section 5, of record in Book 2900, Page 1, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the East right-of-way of Western Hills Drive, same being the Northwestern corner of Lot No. 178 Sutherland Heights, and being the Southwest corner of the herein described tract; thence with the East right-of-way of Western Hills Drive 155.9 feet to a concrete monument in the Strasser's South property line; thence with Strasser, South 84° 25' East 296.0 feet to a concrete monument, same being the Northwest corner of Lot No. 180 Sutherland Heights; thence with Lot No. 180, 3.8 feet to the Northeast corner of Lot No. 178 Sutherland Heights; thence with Lot No. 178, 235.1 feet to the point of **BEGINNING**.

BEING part of the property designated as Tract No 4 conveyed to **CHARLES A. WHEELER, JR., CHARLES T. WHEELER, GENEIVA WHEELER BALLOU and BARBARA WHEELER LINDER** by *Deed* of record in Book 5447, Page 963, Register's Office for Davidsons County, Tennessee.

BEING the same property convey to **JOSEPH V. CLEMMONS and wife ELAINE L. CLEMMONS** by *Warranty Deed* from **CHARLES A. WHEELER, JR., CHARLES T. WHEELER, GENEIVA WHEELER BALLOU and BARBARA WHEELER LINDER** dated September 10, 1982 and of record in Book 5947, Page 881, of the Register's Office for Davidson County, Tennessee. **JOSEPH V. CLEMMONS** having since died.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 25 day of September, 2013.

Karen A. Clemmons, Executrix

KAREN A. CLEMMONS, Executrix

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, the aforesaid Executrix **KAREN A. CLEMMONS**, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office in Lebanon, Tennessee, this the 25 day of September, 2013.

James H. Flood

NOTARY PUBLIC

My Commission Expires: 9/14/2015

JAMES H. FLOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

LETTERS TESTAMENTARY

10P614

To KAREN A. CLEMMONS :

It appearing to the Court that ELAINE LOIS HAMMARGREN CLEMMONS has died leaving a written will, in which you are appointed Executrix, which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you.

These are, therefore, to empower you, the said KAREN A. CLEMMONS to enter upon the execution of said will, and take into your possession all of the property, and to make, within sixty days from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.

Witness, Richard R. Rooker, Clerk of the Probate Court at office, this April 21, 2010 .

Richard R. Rooker, Clerk

RICHARD R. ROOKER CIRCUIT COURT CLERK

STATE OF TENNESSEE
DAVIDSON COUNTY

I, Richard R. Rooker, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of LETTERS TESTAMENTARY, issued to KAREN A. CLEMMONS, Executrix of the estate of ELAINE LOIS HAMMARGREN CLEMMONS deceased, and I do further certify that KAREN A. CLEMMONS is still acting Executrix of the estate of ELAINE LOIS HAMMARGREN CLEMMONS, and acts as such are entitled to full faith and credit, as appears from the records in my office at Nashville, Tennessee.

Witness my hand and official seal, at this office, this the 3 day of September, 2013.

Richard R. Rooker, Clerk

D.C.

RICHARD R. ROOKER CIRCUIT COURT CLERK