BILL GARRETT, Davidson County
Trans:T20140085257 DEEDQC
Recvd: 11/12/14 12:27 2 pgs
Fees:12.00 Taxes:0.00
20141112-0104232

EXECUTOR'S QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:	Jad A. Duncan Attorney at Law 161 Belle Forest Circle, Suite 207 Nashville, Tennessee 37221

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARCEL
James M. Surratt	Same	162-6-145
205 Joann Court		
Nashville, TN 37211		

Connie Lynn Surratt died intestate on August 13th, 2013. **James M. Surratt** was named as the Administrator of the **Estate of Connie Lynn Surratt** on September 11th, 2014 by order of the Circuit Court for Davidson County, Tennessee, Probate Division, Docket #14P-1458.

The Administrator is duly qualified. The Administrator, by signing this Deed, releases any right the Administrator has to recover this property in the event of the subsequent insolvency of this Estate.

In accordance with the laws of the State of Tennessee, **James M. Surratt**, acting as Administrator of the **Estate of Connie Lynn Surratt**, quitclaims to **James M. Surratt, individually,** as authorized by intestate succession, all right, title and interest in fee simple to the property described, real estate in Nashville, Davidson County, Tennessee:

LAND in Davidson county, Tennessee, being Lot. No. 87 on the Plan of Fair Oaks Subdivision, Section 2, as of record in Plat Book 4460, page 52, Register's Office for Davidson County, Tennessee.

SAID Lot No. 87 fronts 73.00 feet on the southerly margin of Joann Court, and runs back 135.48 feet on the east sideline, and 129.80 feet on the west sideline, and measures 82.78 feet across the rear lot line.

BEING the same property conveyed to Connie Lynn James by deed from Jim R. Kyle and wife, Kiane L. Kyle, of record in Book 8254, Page 781, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 4556, page 718, said Register's Office, and to any setback lines, easements, or other matter shown on the Plan of record in Plat Book 4460, page 52, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

Connie Lynn James and Connie Lynn Surratt are one in the same person.

This is improved property known as **205 Joann Court, Nashville, TN 37211**.

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

Witness my hand this 7th day of November 2014, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James M. Surratt

James M. Surratt
Executor of the Estate of Connie Lynn Surratt - Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James M. Surratt,** as Administrator, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of November 2014.

JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My commission expires: 3/6/18

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for for this transfer is **$ NONE**.

Subscribed and sworn before me, this the 7th day of November 2014.

James M. Surratt

Affiant

NOTARY PUBLIC

My commission expires: 3/6/18

JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY